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## Section 1: Overview

The Myersville Comprehensive Plan (the “Plan”) is an official public document prepared by the Myersville Planning Commission, then adopted by the Myersville Planning Commission and the Mayor and Council of Myersville. The Plan is a long-range guide for land use, transportation, public facilities and sensitive area protection. It will provide direction and guidance for public policy and decision making for the Town over the next 20 years.

The Plan is the premise for review of development proposals, rezoning, annexations and public works projects. The Plan is not a development ordinance but rather an instrument that provides direction for revision of existing ordinances and for establishing new ordinances. The Plan provides the framework for making consistent decisions. The Plan gives succeeding administrations a better idea of what values have been voiced and institutionalized through the public planning process.

A Comprehensive Plan is valuable to Town staff, the Town Planning Commission, the elected officials, and the citizens. Town staff and the Planning Commission use the Plan to evaluate land use proposals, make recommendations and to advise property owners about appropriate areas for development. Elected officials use the plan to make decisions, which are consistent with an adopted course of action and to make progress on issues, which are identified within the Plan. The citizens can use the Plan to judge the decisions of the planners and elected officials and to gauge the progress made in areas of concern. Another purpose of the Plan is to coordinate planning activities with other levels of government and regional planning agencies.

### Visions for Planning

The “Twelve Visions” are the foundation of state growth policy, existing Smart Growth programs. and offer an important measure for implementing these visions. The “Twelve Visions” represent broad state policy goals that each municipality will strive towards by implementing its own sound planning and growth policies. The Town of Myersville has always considered these visions in its previous Master Plan updates and land use policies and has addressed each of the new visions through policy recommendations in the respective chapters of the Master Plan.

1. **Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.
2. **Public Participation:** Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
3. **Growth Areas:** Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.
4. **Community Design:** Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.
5. **Infrastructure:** Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.
6. **Transportation:** A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable and efficient movement of people, goods and services within and between population and business centers.

7. **Housing:** A range of housing densities, types, and sizes provide residential options for citizens of all ages and incomes.
8. **Economic Development:** Economic development that promotes employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities is encouraged.
9. **Environmental Protection:** Land and water resources, including the Chesapeake Bay and its coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.
10. **Resource Conservation:** Waterways, open space, natural systems, scenic areas, forests and agricultural areas are conserved.
11. **Stewardship:** Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.
12. **Implementation:** Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State and interstate levels to achieve these visions.

### Local & Regional Coordination

The Plan provides the vehicle for equally important coordination with County planning efforts since much of the public facility planning is controlled at the County level. Coordination with Town plans will enable the County to attempt to provide public facilities sufficient to meet the needs of the citizens.

## Section 2: Background Information

### Regional Location & Context

Myersville is located on a ridge in the foothills of South Mountain in western Frederick County, Maryland, 14 miles south of the Mason-Dixon Line, seven (7) miles west of Frederick City and ten (10) miles east of Hagerstown.

Interstate 70 (I-70) passes through the Town from southeast to northwest and Maryland Route 17 runs north and south. Catoctin Creek also traverses the eastern boundary of the Town flowing south to the Potomac River, which is 22 miles downstream.

Myersville has become an extension of the Baltimore and Washington Metropolitan areas. Myersville, which had developed as a historic small town, has become linked with the Baltimore and Washington Metropolitan areas as growth from these areas has spread into Frederick County. Depending on traffic conditions, both Baltimore and Washington are within an hour's drive from Town. Frederick County is included within the Baltimore and Washington Metropolitan Statistical Areas, with a combined population of approximately 5 million persons. A map of the Town of Myersville can be found as *Figure 1: Town of Myersville Municipal Boundary* within the appendix of this document.

### Heritage & Historical Settlement

German immigrants who came south along the primitive trails and roads from Pennsylvania were the predominant settlers of Myersville in the mid-1700's. The town was the center of the nearby rural community providing agricultural related businesses and services. Major events, which shaped the history and architectural layout of Myersville, include electrification and the provision of long distance phone service. In 1898, the Myersville and Catoctin Electric Railway Company was incorporated and an electric railway was placed in service between Myersville and Middletown. This railway was expanded and eventually ran from Frederick to Hagerstown through both Myersville and Middletown.

In 1899, the Myersville Savings Bank was organized; with a bank building later constructed in 1902. This preceded the incorporation of the Town of Myersville by two (2) years, which took place in 1904. John F. Poffenburger served as the first Burgess of Myersville.

Growth in Myersville has been generally inconsistent, witnessing a 20% decrease in population between the years 1940 and 1950, and a 42% increase between the years 1950 and 1960. By the year 2000, the population had grown to 1,382 persons; as a great deal of development had occurred between the years 1990 and 2000. The estimated population as of 2015 is 1,648 persons.

### Myersville Comprehensive Plan History & Background

Formal planning was initiated in Myersville in 1966 with the completion of the first Comprehensive Plan for the Town. The Comprehensive Plan was developed as a result of cooperation between the Myersville Planning

Commission, Town Council and County Planning Staff. The community development objectives of that 1966 Plan included:

1. Preservation of the natural beauty of the hillsides and valleys in and about Myersville by retaining steeply sloped areas and floodplain areas as natural open space and by encouraging residential development to take place in compact clusters and on smaller lots, leaving the sensitive areas open and in their natural state.
2. Annexation of adjacent areas of land to permit more comprehensive control over the development of those areas that will be so closely related to the Town proper.
3. That no water or sewerage service be extended beyond the corporate limits.
4. Arterial bypasses should be constructed to convey traffic away from the Main Street residential and shopping areas.
5. Expansion of the tax base by attracting the influx of commercial and industrial activity.
6. Preparation of a growth process by preparing six (6) year capital budgeting periods and by accumulating funds in reserve.
7. Seeking the assistance and cooperation of the County Planning Commission during future periods of development.

In addition to these general objectives, specific policies were adopted for each of the functional areas such as community facilities, transportation and land use.

In connection with the Comprehensive Plan, Myersville also adopted its first Zoning Ordinance in 1966 and Subdivision Regulations in 1967. Changes to these two (2) regulatory tools had been piecemeal amendments until a re-write of the Zoning Regulations, adopted July 13, 1976 as Town Ordinance 129-76. In October of 2005 an ordinance was adopted by the Town Council to codify the ordinances of the Town.

The 1966 Comprehensive Plan adopted a range of population projections. For the year 1990, the population projection was between 840 persons and 1,330 persons. The Plan made use of the higher projections due to variable factors, including the proximity to I-70 and the availability of public water and sewer service.

The 1999 Comprehensive Plan expanded upon the 1966 Plan by incorporating the (then) seven (7) Visions for Maryland. An Adequate Public Facility Ordinance (APFO), a recommendation in the 1999 plan, was adopted in 2002. The Town has since revised Town Code to include the Village Center zoning district as well.

### Section 3: Goals

All successful planning begins with an idea of a desirable end result. These desired end results are the goals that provide the framework for the Plan. The goals of the Myersville Comprehensive Plan can be stated as follows:

1. Preserve Myersville's small town character.
2. Preserve Myersville's history and historical land marks.
3. Protect environmentally sensitive areas.
4. Ensure the provision of adequate public facilities.
5. Implement "smart" and sustainable growth practices. Smart growth entails practices that minimize environmental and infrastructural impacts of growth.
6. Improve pedestrian connectivity within Myersville.
7. Preserve the Town's water resources.

## **Section 4: Environmental Sensitive Areas**

### **Streams & Buffers**

The Myersville area includes the main stem of Catoctin Creek and tributaries of Catoctin Creek including Middle Creek and Little Catoctin Creek on the east side of Myersville. On the west end of Myersville, another tributary of Catoctin Creek is Grindstone Run. All of the streams in Myersville are classified as Class III natural trout streams. These streams rely on clean, cool water in order to remain healthy. Surface runoff from developed areas can cause negative thermal impacts to these stream systems. In addition, paving of the land surface can reduce groundwater recharge, which is a significant source of stream base flow.

Drainage to these streams is both east and west of Town with a few stream areas crossing the older established areas of Myersville. The newer developing areas and residential subdivisions of Myersville are located on the periphery or adjacent to the major streams in Myersville. Most of the streams include existing non-developed buffer areas of scattered woodland or open fields. Some development has occurred which includes streams and stream buffers within individual residential building lots.

### **100-Year & Annual Floodplains**

The Federal Emergency Management Agency (FEMA) has designated 100-year floodplains in the vicinity of Myersville on the eastern edge of Town for the stream valley adjacent to Catoctin Creek and the tributaries of Little Catoctin Creek and Middle Creek. The width of the designated floodplain varies from less than 100 feet to 800 feet in width. The 100-year floodplain is the land area along a stream that is susceptible to inundation by a flood of a magnitude that would be expected to occur on average only once every 100 years as a result of rainfall and runoff from upland areas. Simply stated, it is a flood that has a 1% chance of occurring in any given year. The Town of Myersville updated its floodplain regulations in February of 2014 based on the State model floodplain regulations.

The Town of Myersville, situated on a ridge, historically has had very little floodplain land within the corporate limits; however, areas annexed into Town more recently include lands within the floodplain.

### **Habitats of Threatened & Endangered Species**

Certain areas, due to their physical or biological features, provide important elements for the maintenance, expansion and long-term survival of threatened and endangered animal or plant species. These areas, called habitats, may include breeding, feeding, resting, migratory, or over wintering areas. The Maryland Wildlife and Heritage Division of the Maryland Department of Natural Resources (DNR) maintain the inventory of rare, threatened and endangered species.

### **Steep Slopes**

The Town of Myersville is predominately located on a central ridge; whereas, Main Street runs through the center. Land to the east and west of the ridge are generally steeper with slopes up to 45%. The newer developments of Ashley Hills, Meadowridge, Terraces of South Mountain, Canada Hill, and Deerwoods are located on the edge of

the flatter lands of the central ridge and the steeper adjacent slopes east and west. Elevations in Town range from approximately 500 feet to more than 800 feet above sea level.

Steep slopes are considered sensitive areas because of the potential for soil erosion, slope instability and for the increased speed with which runoff is carried into adjacent streams and rivers. Much of the remaining lands near Myersville contain slopes of 10% or greater. The degrees to which these lands are developed depend on the density of development and the carrying capacity of the slope due to the underlying geology.

## **Watersheds**

The Catocin Creek watershed contains 121 square miles and drains 78% of the Middletown Valley. The Municipal water supply of the Town of Myersville is located north of Myersville on the adjacent slopes of South Mountain within the Catocin Creek watershed. A watershed is an area with a common drainage basin where all the land drains to the same point. Development activities in the watershed can affect the quality of the water in the watershed since the runoff or underground stream flow concentrates at a common point. For this reason, it is extremely important for Myersville to identify the limits of the watershed which affect municipal water resources. Steps to identify and protect this watershed are called "Wellhead Protection". In 2004, the Town of Myersville adopted a Wellhead Protection Ordinance. The Wellhead Protection Ordinance serves to protect the public health, safety, and welfare through the preservation of the groundwater resources that make up the community public water supplies for current residents, and to ensure a future supply of safe drinking water. The careful regulation of development activities within designated wellhead protection areas can reduce the potential for ground- and surface water contamination.

## **Mineral Resource Element**

Geologic information is important in several ways. Rock structure influences land form and drainage pattern and determines groundwater availability. Geology determines the available resources for mining purposes.

Although many geologic resources in Frederick County are presently being mined, none are presently being mined in the Middletown Valley. Present resource production in the County consists of mining for limestone, shale and stone aggregate; eight (8) of the State's 28 active sites for these materials are located in Frederick County. Past extraction operations also included the mining of iron and copper from rather small and scattered locations.

Mineral resources in the Middletown Valley include gneiss in the southern part of the Valley near Brunswick and massive zones in the Catocin Metabasalt suitable for crushed stone. Other mineral resources include deposits of quartzite and copper, which are found along the ridges of Catocin and South Mountain.

## **Wetlands**

Wetlands are areas that are inundated or saturated by surface water or groundwater at a frequency, duration, and depth sufficient to support a predominance of emergent plant species adapted to growth in saturated soil conditions. Frederick County's wetlands are non-tidal wetlands. Non-tidal wetlands perform an important function in controlling floods, supporting wildlife and filtering runoff before it enters the groundwater system. Non-tidal wetlands can also retain water through dry periods.

The areas in Myersville which have been identified as wetlands include an area located on the north side of Monument Road, portions of Doub's Meadow Park, and areas along Grindstone Run. It is important to note that additional wetlands may be identified through the development review process as specific properties develop and engineering is undertaken.

## Soils

Soils in the Middletown Valley are generally deep, productive, well drained soils that are only limited in productiveness by the degree of slope and stoniness. Certain soils in the region, especially to the east of Myersville, rate as some of the most productive soils in the County. Many are classified as prime agricultural soils. In contrast to the fertile soils of the valley, the ridges of South Mountain and Catocin Mountain are predominantly from the Dekalb and Clymer series and rate very low in fertility and productivity.

## Forest Resources

Myersville contains and is surrounded by significant forested areas. Most of the forest stands are located in areas of steep slopes throughout the Town. Street trees and landscaping are found throughout the remainder of Town. Numerous large stands of forest are located outside the corporate limits. In 2008, the Town of Myersville adopted a Forest Conservation Ordinance. The ordinance requires that a forest conservation plan is reviewed and approved for development projects in the Town before any cutting or clearing of forests.

## Historic Resources

Myersville, like most of the towns in Frederick County, includes valuable assets linked to the historical development of the early Town. These remainders from the early development of the Town are part of what gives Myersville its identity. Preservation of historic resources helps to link us with previous generations, foster civic beauty and gives us other more tangible benefits such as increased or stabilized property values and tourism benefits. Preservation of our historic resources enhances the quality of life.

In 1997, the Frederick County Board of Commissioners adopted "An Ordinance Relating to the Preservation of Sites, Structures and Districts of Historical, Archaeological or Architectural Significance." The purpose of the Ordinance was to stabilize or improve property values, strengthen the local economy, and to promote the preservation and appreciation of historic sites and structures.

Prior to adoption of the Ordinance, there was a four (4) year project to identify and inventory important historic resources in the County. Among the sites recognized in the historic resources inventory is the Myersville Survey District, which encompasses the "downtown" area of Myersville.

The Myersville Survey District encompasses approximately 35 acres in the Town of Myersville, Frederick County, Maryland and includes primarily residences, commercial buildings, churches and a former school now used as an apartment building, built from about 1830 to about 1939, which line both sides of Main Street with short sections of four (4) intersecting streets, Monument Road, Poplar Street (Brethren Church Road), Wolfsville Road (MD Route 17), and Harp Place. The district contains approximately 106 structures, of which 94, contribute to its significance as a good example of a small town which grew slowly throughout the 19th century and experienced a moderate development boom in the period 1898-1930 as a result of the Myersville and Catocin Railway, an electric trolley line which became part of the Hagerstown and Frederick Interurban Railway system. The district is linear, reflecting the essentially one-street plan of many Frederick County

small towns which developed on connecting roads between larger towns. The resource types present in the survey district are dwellings, domestic outbuildings such as summer kitchens, smokehouses and garages, stores, banks, churches and the former school building which is now an apartment building. Among the non-contributing structures are modern residences and outbuildings, a modern bank and the volunteer fire company building. A modern shopping center and the current post office are located just east of the district boundary at Wolfsville Road.

The architectural styles represented in the district are vernacular work of the second quarter of the 19th century through 1900, Romanesque Revival, Colonial Revival, the Shingle Style and the Bungalow style. The general condition of the buildings in the district is fair to excellent, with several residences having been recently rehabilitated. Adaptive reuse of some resource types in addition to the school is apparent; the two (2) historic bank buildings are now offices, a general store is now an apartment building and one (1) of the large barns has been altered for use as a craft shop. Several other original commercial structures are now residences. The Survey district does not constitute a historic district that subjects property owners to specific regulations, but rather serves as an informational format for the Maryland Inventory of Historic Properties maintained by the Maryland Historical Trust (MHT), the State agency for historic preservation.

The earliest extant buildings are scattered along Main Street from Brethren Church Road north to 513 Main Street at a private lane called Horine Lane. Later residences and two (2) of the three (3) churches in the survey district are intermingled with the earlier buildings. The majority of mid-19<sup>th</sup> century commercial buildings are located on Main Street north of Wolfsville Road. The current business center of the town developed at the southeast corner of Main Street and Wolfsville Road in the late 19th century, spurred by the trolley station which was located just south of the intersection and which led to the establishment of several stores, warehouses and a bank in the vicinity. A fire in 1919 destroyed the trolley station, the bank and several stores; these were immediately rebuilt, reinforcing the commercial focus of the location. The center of activity gradually expanded to include the intersection of Monument Road where the school was built in 1906. The pre-trolley town was; however, attenuated and vacant lots remained a part of the streetscape until around 1900, when the town experienced a moderate boom, exemplified by large brick frame and concrete block residences which were built on some of the open spaces. Currently, open areas are located at the extreme north and south ends of the district.

The first structures were log buildings and several of the earlier houses have the typical features of log buildings in the rural areas of the Middletown Valley: three (3), four (4) or five (5) bays with low gable roofs, often a side hall entrance or double entrances, later one-story porches and interior end chimneys or enclosed chimneys where an addition to the original structure was made. Most of the log buildings have modern artificial siding or German siding of the late 19th or early 20th century. Log structures are often found as outbuildings. Brick dwellings are fairly common among the early buildings and appear to date from about 1830-40. In the late 19th century and early 20<sup>th</sup> century, several large brick dwellings were built in styles reflecting the wider variety being built in other towns in Frederick County, such as the Shingle style and the Colonial Revival. Two (2) early 20<sup>th</sup> century concrete block dwellings are also representative of a trend in building technology of the period.

Among the commercial buildings of the 19<sup>th</sup> century, only one, the George Bittle General Store at 419 Main remains, retaining an altered storefront with display windows and a 20<sup>th</sup> century stepped brick parapet in place of its original gable roof. The 1916 Myersville Motor Company at 308 Main, a rusticated concrete block, one-story structure, was built as an automobile showroom and service garage. At least two (2) other buildings were store and residence combinations, but are now residential and retain nothing of their commercial appearance. The two historical bank buildings have not been altered much on the exterior and are now used as an insurance agency and an office.

Following are brief descriptions of the representative principal structures:

1. **Smith House, 100 Main Street:** The house is a two-story, four-bay brick dwelling with a central cross gable covered with shingles and ornamented by scroll-sawn gable trim. A one-story porch with brackets shelters the east elevation first story. A two-story rear wing extends from the northwest corner and modern additions have extended the wing to the south wall line of the main section. The window openings have moulded lintels with louvered shutters. There are two entrances with transoms in the first story east elevation. The property also contains a small frame barn. Located at the southern end of the survey district, it is surrounded by open land. About ten feet north of the house stood the first structure erected in the Myersville vicinity, a log house built by James Stottlemeyer in 1742, according to Moser's 1905 History of Myersville.
2. **103 Main Street:** This is a circa 1928 bungalow with 1 ½ stories, with a brick covered first story and a wood shingled upper story, extended eaves and wood brackets. The gable roof is covered with composition material and has an inset dormer with a sleeping porch above the first story porch supported on brick piers. The foundation is rusticated concrete block and the windows have rusticated stone lintels and sills. The sash is 3/1. The design is very similar to a Sears, Roebuck Catalogue house, the Bedford, which appeared in the 1926, 1928, 1929 and 1933 catalogues. The house was probably built by Lloyd R. Brandenburg.
3. **Hildebrand House, 109 Main Street:** Built about 1905, the brick Colonial Revival house has 2 ½ stories and an irregular plan with projecting gabled sections on the west and south elevations. Two (2) porches, one with Ionic columns, flank a corner polygonal bay at the southwest corner. The roof is slate and the window openings have segmental arches. Built by John T. Hildebrand, a carriage maker, it is one of several residences built after the Myersville and Catocin Electric Railway was constructed in 1898.
4. **111 Main Street:** This is a 2 ½ story rusticated concrete block dwelling in the Colonial Revival style built about 1913, possibly by John T. Hildebrand. It has projecting gables and dormers covered with slate, and a wide veranda on the north and west elevations. The roof had been slate until recently replaced. The windows are 1/1 and have plain lintels. The moulded cornice is very prominent. The use of concrete block for dwellings began in Frederick County about 1906; this is one (1) of two (2) houses in the survey district in this material.
5. **Myersville Church of the Brethren:** Built in 1913, this one-story brick church has a raised stone foundation and a projecting tower on the west elevation containing the entrance. The side elevations have five bays with Gothic arched windows. The side bays are recessed with dog-tooth courses. The gable roof was patterned slate and the steeple appears to be a modern addition to the originally flat-topped tower. At the southwest corner is a granite stone inscribed "Schwarzenau" with the date 1913. Schwarzenau, Germany was the birthplace of the German Baptist Church, and one of the founders of the Myersville congregation travelled to Germany to obtain this stone to be placed in the new building.
6. **Shank House, 200 Main Street:** The two-story frame dwelling built about 1882 has a five-bay east elevation with a center entrance and a one-story porch which wraps around three sides of the house. A cross gable with a pointed arch gable window with 2/2 sash dominates the east elevation. The vinyl siding probably covers rusticated wood siding as shown in a photo in Moser's 1905 History of Myersville. The porch has scroll-sawn trim and turned columns which are also seen in the 1905 view. The roof is composition. The sash is 2/2 in arched frames. The Shank House was a hotel and boarding house from at least the 1890's to the 1920's, when the interurban railway connections appealed to summer visitors from the nearby cities. The photo in the 1905 history indicates the rusticated siding was painted in alternating colors, giving a diagonal striped appearance to the exterior. The quoins were painted a darker color.
7. **Myersville School No. 4, 300 Main Street:** The two-story brick school building is currently an apartment house. It has an eight-bay east elevation with one-story projecting end bays which were originally vestibules. The elevation has a two-story open porch with iron columns, which was added when the building's use changed to residential. The original elevation had 6/6 windows with segmental arched openings; these have been altered with modern sash and new doors to the partitioned original four classrooms. A central cross gable retains the identifying plaque inscribed "School No.4, Election District No. 16, Built 1906". A cupola tops the cross gable in the standing seam metal hipped roof.

This building replaced the log Frog Hollow School which was located about ½ mile west of School No. 4 on Monument Road. It served as both an elementary and a high school at various times, eventually being replaced by the 1927 school located on Harp Place outside the survey district. A modern 1971 school is in use on Lushbaugh Lane, also outside the survey district boundary.

8. **L. F. Bittle Store, 302 Main Street:** This is a circa 1900 frame building erected as a combination store and residence which is now entirely residential. It has three stories and a mansard slate roof with gable roofed dormers and distinctive diagonal projecting end bays on the northeast and southeast corners of the second story. The first story, originally containing the storefront in the southern half, and a recessed porch in the northern half through which the residence was entered, now has a modern enclosure of the storefront with a picture window and door. The porch remains open, with Ionic capitals on the attenuated columns. The exterior is covered with white brick veneer. The sash is 1/1. Pictured in Moser's 1902 history, the store had various owners until the late 1940's, when it was converted to apartments. Lawson Bittle was the original owner of the general store, which also housed the post office for several years during the first quarter of the 20<sup>th</sup> century.
9. **Myersville Motor Company, 308 Main Street:** Now a store front, this one-story rusticated concrete block building was erected about 1916 as the Town's first auto dealership and repair garage. The east elevation has a stepped parapet with globe finials and a three bay facade with a recessed center entrance. The door is a modern replacement and the flanking windows have 2/2 sash. The Myersville Motor Company sold Hudson, Dodge, Essex and Willys Overland cars.
10. **People's Supply Store, 311 Main Street:** This two-story brick building was erected in 1919 to replace a frame store building burned in the 1919 fire which destroyed several buildings on the southeast corner of Ellerton Road and Main Street. It has an overhanging canopy supported on fluted Doric columns which extends over the sidewalk on the west elevation. The former storefront is boarded over. Flanking the center section are two-story sections with a projecting vestibule on the north section and a plain doorway on the south section. The roof had been flat and the windows are replacements. The building is now used as an apartment house. Originally, it contained a general store, the Farmers Mutual Exchange, which had operated in the frame building destroyed in the 1919 fire. In 1924, the store was renamed People's Supply Store. The trolley substation also was in the same building. Behind the building was a large grain elevator and warehouse, the site now being occupied by the modern shopping center and a parking lot.
11. **Flook, Gaver, Leatherman, Summers, Grossnickle and Company Bank, 313 Main Street:** This is a one-story brick Classical Revival bank currently used as the office of an architect firm. The building was erected in 1919 to replace the 1902 bank destroyed by fire. It has a three-bay west elevation with a full pediment and a center doorway flanked by Composite columns. The walls are buff colored brick with rusticated stone lintels and sills. The modillion cornice extends around the entire building and also outlines the pediment on the west elevation. The door and the 1/1 sash are replacements. On the east end is an extension with a lift type garage door added when the building was used in the late 1930's as the volunteer fire company station. The banking house was founded in 1899 and was merged with the Central Trust Company in 1920. This bank closed in 1933 during the Depression and was sold to the fire company in 1936. In the 1960's, it served as the town office before being sold to the current owner in 1973.
12. **St. Paul's Evangelical Lutheran Church:** This brick hall plan church was built in 1872 in a simple Romanesque Revival style and rebuilt in 1896 after storm damage destroyed much of the roof and the interior. It has a three-bay east elevation with a projecting bell tower containing the entrance. The windows and doorway have round arches and are recessed in panels which extend up the tower to the base of the polygonal open belfry with a bell cast steeple. The windows have early 20<sup>th</sup> century stained glass. The eaves have corbelled decoration and brackets. Adjoining the church on the north side is a 1966 education building. A large cemetery extends to the west behind the church. The St. Paul's congregation was founded in 1855, growing out of the St. John's Church at Church Hill. The first church building, on the same site as the existing building, was built in 1852 and destroyed by fire in 1872.

13. **Lutheran Parsonage, 402 Main Street:** The Parsonage was built about 1922. It is a 1 ½ story frame bungalow with brick veneer on the first story and shingled gables on the upper level. A shed dormer with three windows and bracketed eaves and a one-story porch with brick piers dominate the east elevation. The roof was slate, but has been replaced with composition roofing materials. The sash is 1/1. Paired and three-part windows are present, as well as a polygonal bay window on the south elevation.
14. **Isaiah Moser House, 412 Main Street:** This is a two-story brick house built about 1865. It has five bays on the east elevation with a one-story bracketed porch over the center three bays. A one-story polygonal bay window projects from the south elevation. The windows are 2/2 and had been flanked with louvered shutters. The lintels and sills are plain wood. The roof is composition with interior end chimneys. The house is representative of the vernacular houses of the town prior to the arrival of the trolley line in 1898.
15. **George Bittle Store, 419 Main Street:** This is a much-altered commercial building of the last quarter of the 19<sup>th</sup> century. Moser's 1905 history shows its original form as a two-story brick building with a partial gable facade and a storefront with a recessed entrance between large, 2/2 display windows. The second story had three bays with 2/2 windows. In the early 20<sup>th</sup> century, the building's roofline and facade were altered, eliminating the irregular appearance and adding a stepped brick parapet. The storefront remains remarkably intact, with a metal awning covering the entrance, and the dentil cornice and the display windows shown in the 1905 photo still in place. The second story has a three-part picture window and a single 2/2 window. The building's upper level served as a community hall in the early 20<sup>th</sup> century, as well as the meeting room of the Junior Order of United American Mechanics (J.O.U.A.M.) local chapter. It is now a woodworking shop.
16. **Myersville Savings Bank, 415 Main Street:** The 1902 two-story bank building is in an eclectic style with elements of the Romanesque and Renaissance Revival styles. It has a generally three-part west elevation with a hipped roof tower on the northwest corner and two bays of round-arched windows on the south. Banks of smaller arched windows are located in the second story, and the brick walls are divided by stone belt courses. The roof was slate until recently replaced with a clipped gable on the west elevation, accentuated by a bracketed return at the southwest corner. The bank was founded in 1898 and survived the 1930's depression. The building was sold in the 1970's and the bank moved to a modern structure on Main Street at Monument Road. The 1902 building is currently an insurance office.
17. **Kinnaman Harness and Shoe Shop, 418 Main Street:** This one-story shop dating from the last quarter of the 19<sup>th</sup> century has been expanded on the west elevation to two levels and converted to residential use. It retains much of its original appearance on the east elevation, with a two-bay elevation under a small gabled porch roof and a single door and 2/2 window. On the south elevation, a modern shed extension joins the rear expansion. The roof is standing seam metal and the concrete block chimney is located at the west gable end. The exterior is covered with vinyl siding. This is the only example of the small shop among the commercial buildings of the period.
18. **Cyrus Flook House, 507 Main Street:** This 2 ½ story frame house was built about 1900 in the Shingle Style. It has an irregular plan with a shingled exterior, multiple gables and dormers with an integral one-story porch featuring paired columns. A one-story polygonal bay extends from the south elevation. The sash is varied, with a three-part window on the south elevation with diamond pattern lights and a Queen Anne window in the gable of the west elevation. The prominent roof is composition. This house was pictured in the 1905 history and the only major changes have been the replacement of the roof material and the removal of a small balcony off the top story gable window in the west elevation. Cyrus Flook was one of the most prominent of the town's businessmen in the first quarter of the 19<sup>th</sup> century, being one of the founders of the Flook, Gaver, Leatherman, Summers, Grossnickle & Co. Bank.
19. **Routzahn-Horine Farm, 513 Main Street:** The dwelling house is a two-story brick house with a west elevation with four bays on the first story and three on the second story. Double entrances are located under a one-story porch with paired square piers and a dentil cornice. The windows are 6/6 with gauged arches. The roof was pressed metal until recently replaced with a composition roof, and the

chimneys are located at the north and south gable ends. A two-story rear wing has a two-story porch on the south. The major outbuildings are a two-story brick wash house with a standing seam gable roof and 6/6 windows on each level. The west elevation has an extended gable over a modern exterior stair to the second story entrance. An exterior stone and brick chimney is located on the east gable end. A large frame bank barn has been much altered for use as a craft shop. It has windows placed in the vertical siding with shutters, an extension of the replacement roof over the entrance over the ramp, and a central chimney. The house was built circa 1840-50. The wash house was used as a cabinet shop by Cyrus Routzahn in the late 19<sup>th</sup> century; he also made coffins here and served as an undertaker.

20. **1 and 3 Harp Place:** The two (2) bungalows are each 1 ½ stories. No. 1 has an off-center gable with shingled exterior and a partial integral porch. The lower walls are covered with brick veneer and the gables are shingled. The roof is composition. The 1/1 windows have stone lintels on the first story and a bay window extends from the west elevation. No. 1 has a rusticated concrete block garage with a hipped composition roof.

No. 3 has a gabled dormer in the north roof which extends over the integral porch with brick piers. The eaves are extended with brackets on both the main section and the dormer. The exterior is covered with shingles on the second story and the sills are rusticated stone. Both houses were built in the early 1930's and represent the moderate influx of the bungalow type in the period.

21. **Mt. Zion United Brethren Church (Mt. Zion United Methodist Church):** The white stucco church was originally built in 1890, replacing an earlier building demolished in a storm. The two (2) gable-roofed sections with a tower in the angle are the earliest existing sections, with the education wing and the foyer added in 1916. The windows in the older section are segmental arched and the tower has Gothic arched windows set in panelled sections on three levels. The original entrance is in the base of the tower. The roof is composition. A cemetery extends northeast behind the church.

The Myersville Survey District represents the development of a rural community of the middle third of the 19<sup>th</sup> century into a substantial town in the first quarter of the 20<sup>th</sup> century through the influence of the electric interurban railway system which linked it to other towns in Frederick and Washington Counties. The architecture and economic life of the periods before and after the coming of the transportation link are clearly defined. The central core of the district at Ellerton Road and Main Street shows the typical vernacular architecture of other small rural communities in the Middletown Valley, characterized by brick, log and frame buildings of two stories, small stores with combined residences, several outbuildings and irregular spaced structures. The commercial activities before 1898 were confined to general stores and services related to farming, such as blacksmithing, wagon shops, harness making and domestic needs such as cabinet and furniture making and shoemaking. In 1898, the Myersville and Catoctin Electric Railway linked Myersville to Middletown and thus to Frederick. By 1904, the Hagerstown Railway had built a line to Myersville and life changed forever for the community. The change was evident in the more sophisticated architecture of the dwellings, reflecting the Colonial Revival, Queen Anne and other eclectic styles being built in the larger towns and in the use of materials such as concrete block and wood trim made or finished elsewhere and transported by rail to Myersville. Two (2) banks were founded in 1898 and stores became single-use structures rather than the home-business combinations of the earlier 19th century period. A large brick school building erected in 1906 consolidated several one-room schools in the vicinity, further focusing domestic life on the former village. The concurrent arrival of the automobile in Myersville further reinforced the broadening effect of the trolley system on the community's life and the urbanizing of its general appearance, although it eventually was the beginning of the decline in the usefulness of the railway and by 1940 had replaced it as the principal transportation in both home and business life.

Myersville and Middletown are two (2) examples of the effect of transportation on community development in Frederick County in the early 20th century. To a certain extent, Middletown may have developed in the same way due to the automobile traffic generated by the increased use of the Old

National Road (US 40A) until the construction in the late 1940's of the new US Route 40. However, Myersville have remained a small crossroads community until very recent times without the early influence of the trolley line. A good example of how Myersville may have developed without the trolley may be seen in nearby Wolfsville.

## Heritage Areas

The Maryland Heritage Areas Program was created in 1996, and is administered by the Maryland Heritage Areas Authority, based in the staff of the Maryland Historical Trust, the state agency for historic preservation. The Heritage Areas Program combines heritage tourism and small business development with preservation, cultural conservation, recreation, natural resource conservation, and education in an effort to revitalize Maryland's communities. Heritage areas in general are geographic sections of the State which embody certain unique qualities and potential for maximizing the economic and cultural experience based on those qualities. The dominant theme of such areas usually becomes part of its name. Frederick, Washington, and Carroll County governments and historical and economic stakeholders have teamed to form a Civil War Heritage Area (CWhA), recognizing the existing National Park Service's Antietam and Monocacy National Battlefields and the State's South Mountain Battlefield, and the potential of a Battle of Boonsboro site as the keys to enhancement of opportunities through this program.

In 1999, the Civil War Heritage Area was officially recognized by the Maryland Heritage Areas Authority. The recognition document outlined the economic appeal and potential enhancement of the area to heritage travellers. The Town of Myersville was included in the study area and supported the efforts of the certification of the CWhA Program. The Town further supports the efforts of the steering committee in development and approval of a management plan for the designated CWhA.

## Section 5: Land Use

Myersville has developed in a similar fashion as many small towns; with a mixture of residential and commercial land uses along a primary corridor, or Main Street. Main Street was the focal point for development and trade, densely concentrated in a compact area due to the lack of mobility during early years of development. In subsequent years this trend continued to take advantage of the electric trolley, where Myersville was a regularly scheduled stop. The coming of the automobile and less dependence on public transit allowed for development to become more wide-spread. It was at this point where residential and commercial land uses in Myersville began to distance themselves from one another, creating clear residential and commercial cores within the Town.

### Existing Land Use

Six (6) distinct land uses exist within the Town of Myersville; those land uses include commercial, institutional, recreational, residential, stormwater management (SWM) and undeveloped land. Additionally, there is approximately 19.9 acres, or roughly 3.1% of the Town's land area, dedicated to public right-of-ways for roads and public parking. These include State, County, and Town roads and streets located within the Town of Myersville and the State Highway Administration (SHA) Park and Ride facility. A map of existing land uses within the Town can be found in **Figure 2: Myersville Existing Land Use**, located within the Appendix of this document.

Residential land use covers 222.8 acres, or roughly 34.2% of the Town's land area. Residential land uses include high and low density single family and multi-family land uses. Although the Town contains predominantly single family residential units, there are several instances of apartment buildings and townhomes within the Village Center (VC) and Multi Family Residential (R2) zoning districts in Town.

Undeveloped land use covers roughly 214.0 acres, or roughly 32.8% of the Town's land area. This land use category includes public conservation lands and private lands that have not been developed. Most of this land is currently vacant and will experience development within the next 20 years.

Commercial land use covers 66.3 acres, or roughly 10.2% of the Town's land area. Although, there are several parcels located within the Town's central business district that currently experience commercial land uses, the bulk of the commercial land area is located in the vicinity of I-70. The fact that commercial land uses are the second least common land use category within the Town exhibits the "bedroom community" character of the Town.

Institutional land use covers 64.7 acres, or roughly 9.9% of the Town's land area. This land use includes federal, state, local and municipal government facilities and land used for operations by non-profit organizations. All of the Town's facilities, excluding park lands, open space, and SWM facilities, are included within this land use category. Several churches, the Myersville Volunteer Fire Company, the Post Office and the Myersville Elementary School also fall within this land use category.

Recreational land use covers 44.5 acres, or roughly 6.8% of the Town's land area. Recreational land uses include active and passive park land within the Town. The Town along with two (2) of the HOA's within the Town, own and maintain such parks and recreational properties within the Town. Recreational features within the Town include playgrounds, athletic fields, recreational pavilions, trails, "sitting" parks, and picnic areas.

Stormwater Management (SWM) land use covers 19.4 acres, or roughly 3.0% of the Town's land area.

Parcels that exhibit SWM land use include parcels containing SWM ponds, bio-retention areas and other SWM features as a primary use. The number of SWM parcels and SWM land use area will likely increase as future developments implement.

Land Use	Acres	%
Right-Of-Way	19.9	3.1
SWM	19.4	3.0
Recreational	44.5	6.8
Institutional	64.7	9.9
Commercial	66.3	10.2
Undeveloped	214.0	32.8
Residential	222.8	34.2
<b>Total</b>	<b>651.6</b>	<b>100.0</b>

**Table 1: Existing Land Use**

## Comprehensive Land Use

The Myersville Comprehensive Land Use Plan is a general plan establishing seven (7) land use categories as a guide for future development and land planning within the Town and the Town’s growth boundary. The Plan assumes institutional and recreational uses will remain in place with little or no change to the existing land uses. All environmental conservation areas will remain as undeveloped uses; however, private land that is currently undeveloped is designated for either recreational, residential, commercial, or mixed land use development. Mixed land uses are depicted along Main Street, in the center of Town, where commercial and residential land uses may exist in close proximity to one another by design. Strictly commercial land uses are projected to occur on the south end of Town along I-70; whereas, strictly residential land uses are expected to remain in place for existing residential developments and continue to the north and west as the Town continues to grow. SWM facilities will remain as SWM land uses; however, it is anticipated that a portion of future developments within the Town will likely be dedicated to SWM. It is not possible to predict where SWM uses will occur within developments until the developments are designed and proposed to the Planning Commission. A map of the comprehensive land use plan for the Town can be found in **Figure 3: Myersville Comprehensive Land Use**, located within the Appendix of this document.

## Zoning

The Myersville Zoning Ordinance employs six (6) zoning districts regulating land use, setbacks and lot area sizes in Town. The zoning districts include three (3) residential districts, one (1) commercial district, one (1) mixed use district and one (1) open space district. Although actual land uses may vary from the uses designated by the specific zoning districts from time to time, generally the Myersville Zoning Map and the Existing Land Use Map coincide. The Zoning Map for the Town has been revised and updated as part of this Comprehensive Plan and can be found in **Figure 4: Myersville Zoning Map**, located within the Appendix of this document.

## Residential Zoning Districts

The Single Family Residential (R1) zoning district covers 311.9 acres, or roughly 47.8% of the Town's land area. The R1 district generally allows for single family residential dwelling units and certain institutional uses with a maximum density of two (2) dwelling units per acre. The R1 zoning district is located throughout the Town north of I-70 and includes many of the newer subdivisions as well as older residential development within the Town.

The Smart Growth Residential (R1-SG) zoning district encompasses 20.6 acres, or roughly 3.2% of the Town's land area. Overall, the R1-SG zoning district is the second least common zoning district; only found within the Saber Ridge subdivision on the north end of Town. The R1-SG zoning district is very similar to the R1 zoning district; however, the R1-SG zoning district allows for a more compact design with no specified maximum density for residential units and a smaller minimum lot size of 12,000 square feet; whereas the R1 zoning district allows for two (2) dwelling units per acre with a minimum lot size of 15,000 square feet. This allows for a more compact design with minimal additional impacts on the environment. This zoning district is unique, and should be expanded in future residential housing projects as additional lands are annexed into the Town for development.

The High Density Residential (R2) zoning district is found in only three (3) locations: within The Terraces of South Mountain subdivision, within the future Quail Run subdivision, and south of the future Quail Run subdivision along I-70. Encompassing only 16.3 acres, or roughly 2.5% of the Town's land area, the R2 zoning district is the least abundant zoning district. This zoning district allows for a density of eight (8) dwelling units per acre, permitting townhomes, multi-family dwelling units, two-family dwelling units, and single family dwelling units. With higher residential densities, future properties zoned R2 should be located in areas with ample transportation access and public facilities to minimize congestion and overloading existing public infrastructure.

## Mixed Use Zoning District

The Village Center (VC) zoning district is the Town's sole mixed use zoning district, allowing for an array of light commercial and residential uses. The VC zoning district encompasses 54.6 acres, or roughly 8.4% of the Town's land area. The VC zoning district is exclusively found along Main Street in the older areas of the Town developed during a period where individuals lived within close proximity to the Town's central business district (CBD). The Town employed this zoning district to continue to encourage light commercial activities and office space along Main Street while still permitting residential uses.

## Commercial Zoning District

The General Commercial (GC) zoning district covers 114.6 acres of land, or roughly 17.6% of the Town's land area. Permitted uses within the GC zoning district include retail stores, markets, restaurants and office space. Gasoline filling stations and light manufacturing are permissible by special exception only. Two (2) individual districts of GC zoning exist within the Town. The older of the two (2) areas is the Town's original CBD. This area includes the Myersville Municipal Center, Post Office, restaurant, bank, office building, apartment building, small municipal park and local grocery market. This commercial district served as the Town's only commercial district until the 1980's, when commercial development began shifting away from the center of Town.

The second GC zoning district area is located on the south end of Town along I-70. This district includes more modern-style commercial development with two (2) drive-through restaurants, two (2) gasoline pumping stations, one (1) natural gas compressor station and five (5) tracts of undeveloped commercial land. Most of the Town's future commercial development will likely take place within this district, or will be added to this district

as adjacent commercial land is annexed into the Town and developed.

### Open Space Zoning District

The Open Space (OS) zoning district encompasses 133.6 acres of land, or approximately 20.5% of the Town's land area. Permitted uses within the OS zoning district include public buildings, cemeteries, park land and public utility uses. OS zoning is found throughout the Town and includes numerous parks, most SWM facilities within the Town, open space areas within the various residential subdivisions, floodplains and environmentally sensitive areas.

<b>Zoning District</b>	<b>Designation</b>	<b>Acres</b>	<b>%</b>
Multi-Family Residential	R2	16.3	2.5
Smart Growth Residential	R1-SG	20.6	3.2
Village Center	VC	54.6	8.4
General Commercial	GC	114.6	17.6
Open Space	OS	133.6	20.5
Single Family Residential	R1	311.9	47.8
<b>Total</b>		<b>651.6</b>	<b>100.0</b>

Table 2: Zoning

## Section 6: Municipal Growth

The purpose of the Municipal Growth Element is to examine the interrelationships among land use, population and housing growth, and the respective impacts on municipal facilities and services. In this regard, Town officials will have a stronger basis for setting land use and growth management policies in the future through a better understanding of the multi-dimensional implications of growth. Utilizing strategies outlined in this element of the Plan, the Town should be able to better manage the rate of growth through policy and legislation to provide adequate public facilities for the citizens of the Town.

### Housing

The 2010 Census calculated a total of 545 housing units consisting of 474 single-family detached units, 45 townhouse units and 26 apartment units. Approximately 87% of the total numbers of units were single-family detached units. Since 2010, the number of housing units has increased to 560 total housing units. Apartment units, which had comprised 28% of the total housing stock in 1990, have declined to only 5% of the total housing stock by 2015. The Town anticipates that single family dwelling unit development will continue to take precedence over multi-family dwelling unit development.

<b>Data</b>	<b>Single Family Detached</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Town House</b>	<b>Apartment</b>	<b>Total</b>
1990 Census	140	2	0	0	54	196
2000 Census	347	0	0	45	58	450
2010 Census	474	0	0	45	26	545
2015 Estimate	487	0	0	45	28	560

**Table 3: Authorized Housing Units**

### Annexation

Since 1981, the Town of Myersville has increased the land area of the Town by approximately 416.7 acres with the approval of 24 individual annexation resolutions. Through annexation, the Town is able to continue to grow the Town's population, tax base and land area. This aspect of municipal growth is vital to the Town. A map outlining the individual annexation resolutions can be found in **Figure 5: Myersville Annexations & Boundary Changes**, located within the Appendix of this document.

<b>Annexation</b>	<b>Resolution</b>	<b>Acres</b>	<b>Zoning</b>	<b>Location</b>
Gordon Property	1-81	11.574	B1 (GC)	E of Myersville Road
Flook Property	3-87	54.689	R1	W of Canada Hill Road
Exxon Oil Company, Inc	1-88	0.991	B1 (GC)	E of Myersville Road
Waters Property	3-88	57.336	R1	S of Brethren Church Road
Battiata Property/I-70	4-89	44.538	B1 (GC)	S of I-70, W of Myersville Road
Stroup	5-89	3.217	R1	N of Monument Road
A-K Partnership, LLC	5-90	9.377	B1 (GC)	W of Myersville Road
Leonard Associates, Inc	6-90	52.099	R1	W of U.S 40, E of Canada Hill Road
Rippeon Property	91-5	1.244	R1	S of Brethren Church Road
Deerwoods #1	93-5	5.158	R1	W of U.S 40, N of Wolfsville Road
Myersville Sewer Plant	96-4	4.781	OS	N of Milt Summers Road
Doubs Meadow Park #1	96-5	10.929	OS	S of Wolfsville Road
Deerwoods #2	97-4	4.583	OS	W of U.S. 40
Doubs Meadow Park #2	2000-1	7.552	OS	W of U.S 40, S of Wolfsville Road
Miazga Property	2001-2	71.396	R1/R2/OS	S of Monument Road
Town WTP/Fisher Property	2002-4	28.162	R1-SG/OS	W of U.S 40, E & W of Canada Hill Road
Bidle Brothers, Inc.	2002-5	8.877	GC	S of I-70, E of Myersville Road, N of Ventrie Court
Doubs Gift (Town)	2006-2	2.414	OS	N of Wolfsville Road, W of U.S. 40
Baptist Church	2014-03	1.580	R1	W of U.S. Route 40, N of Deerwoods Place
Rutledge Property	2014-04	0.995	R1	N of Wolfsville Road, W of U.S. 40
McLaughlin/Lauer	2014-05	0.847	R1/OS	N of Poplar Street
Waters/Shank/Wisner	2015-01	27.763	R2/OS/VC/GC	N of I-70, W of MD 17
AK-JK/ MVB	2015-02	6.577	GC	S of I-70, intersection of Milt Summers Road

**Table 4: Annexations**

## **Residential Growth Trends & Patterns**

The community of Myersville dates back to the mid-1700's when it provided agricultural related businesses and services to the nearby rural community. For many years the community's population numbered in the hundreds, and Myersville gradually reached a population of 1,000 during a population boom in the 1990's. As shown in the table below, the time period between 1990 and 2000 exhibited the largest increase in the Town's population with population growth at almost 200% during that period. Since that time, the Town's population has grown at a much steadier pace. During the Town's "housing boom", which peaked in the 1990's, the Town experienced significant "growing pains"; additional pressures that required modifications and expansion of the Town's infrastructure to accommodate such growth. This era of significant growth was suddenly brought to an end at about the time of the economic recession of 2008. Since that time, the Town has experienced

stable growth patterns for housing and population. The modern history of population change and the increase in the number of housing units can be found in table below.

<b>Year</b>	<b>Population</b>	<b>Housing Units</b>
1960	355	127
1970	450	169
1980	432	182
1990	464	196
2000	1,382	450
2010	1,626	545
2015	1,648	560

**Table 5: Housing & Population**

## **Future Residential Development & Population**

Since comprehensive planning began in Myersville, the outward suburbanization from the Washington, DC and Baltimore metropolitan areas has continued to impact the Town. Given the ongoing State-wide pressures of growth in addition to the attractive nature of small-town living, the population of the Town is expected to grow. The population of the Town has increased through numerous annexations resulting in residential development and by adding existing residential properties. Additional annexations on the north and south ends of Town are expected to occur, resulting in future residential development and additional population.

Currently, growth is occurring on the north side of Town in the Saber Ridge development, located between Canada Hill Road and U.S. Route 40. This roughly 26-acre tract of land was approved for 41 single-family dwelling units in 2005 and accounts for most of the Town's recent residential construction activity. There are 19 dwelling units remaining to be built within the Saber Ridge development. Final Improvement Plans have been approved for the Quail Run Subdivision, a proposed large residential subdivision on the west end of Town. This subdivision will be situated along Monument Road and include 108 dwelling units in the form of single-family detached units as well as townhouses within the R-2 Residential-zoned area of the development. Meadowridge Knoll, a much smaller proposed residential subdivision, is currently under review by the Myersville Planning Commission. The development would be accessed through the existing Meadowridge subdivision along Meadowridge Drive, bringing 16 new dwelling units to the Town. The Town's residential development "pipeline" is outlined in the table below, estimating an additional 143 dwelling units and an additional population of 444 individuals. This calculation assumes an average of 3.1 individuals per household.

<b>Subdivision Name</b>	<b>Proposed Dwelling Units</b>	<b>Dwelling Units Remaining To Be Built</b>	<b>Population Growth</b>
Meadowridge Knoll	16	16	50
Quail Run	108	108	335
Saber Ridge	41	19	59
<b>Total</b>	<b>165</b>	<b>143</b>	<b>444</b>

**Table 6: Development Pipeline**

## Residential Infill Development

Residential infill potential examines a theoretical capacity associated with vacant and underutilized land in the Town. Infill capacity is based on the number of vacant lots and acreage available for development within the existing corporate limits of the Town. Potential yield for infill development in Myersville was determined by identifying vacant and underutilized parcels using aerial photography with the Town's GIS system. These sites constitute land within the existing corporate limits of the Town and are expected to develop with the planning period from 2015 to 2035. Sites include one (1) vacant lot along Poplar Street, three (3) vacant lots within the Ashley Hills subdivision, and two (2) vacant lots along Main Street. Possibilities for larger infill development projects include a roughly 21-acre parcel located near the center of Town on the west side of Main Street, a roughly five (5) acre area of R2-zoned property along I-70, and another parcel roughly five (5) acres in size zoned R1 along Monument Road. Potential infill development could yield as many as 64 additional dwelling units, resulting in an increase in population of 199 individuals. This analysis does not include the proposed subdivisions already included within the residential development "pipeline".

## Priority Funding Area

A majority of the Town of Myersville lies within a State-certified Priority Funding Area (PFA). PFAs give funding preference to designated growth areas and areas that are already developed in a State-wide effort to limit "sprawl" development and encourage "smart growth". The Town of Myersville has public infrastructure in place and a growth plan which allows the Town to implement "smart growth" practices. This will reduce the adverse effects of development on the environment and infrastructure of the Town. A map of the State-certified PFA's within the Town and areas adjacent to the Town can be found in **Figure 6: Myersville Priority Funding Area Map**, located within the Appendix of this document.

## Growth Area

Myersville is designated as a municipal growth area by Frederick County. The Myersville growth area encompasses approximately 201.4 acres, containing 55 parcels and three (3) portions of parcels. The growth area represents the Town's long range growth expectations for future development and annexation into the Town. The growth area for the Town has been revised as part of this Comprehensive Plan and can be found in **Figure 7: Myersville Growth Boundary**, located within the Appendix of this document.

The growth area includes 13 parcels on the north end of Town in the vicinity of Easterday Road and Clark Road. This land is predominantly undeveloped Agricultural (AG) zoned land with scattered low density residential land uses. The growth area includes a "pocket" of unincorporated area containing 25 parcels, located along Canada Hill Road. This area, zoned Low Density Residential (R3) by Frederick County, is currently served by the Town's water supply and possesses very little capacity for further development. There are eight (8) parcels and two (2) portions of parcels within the growth area which lie along areas of Monument Road, Brethren Church Road, and Wolfsville Road. These roads provide access in and out of the Town to the east and west. The parcels in these areas are scattered, modest in size and will not likely result in substantial new residential or commercial development. On the south end of the Town, along I-70, Myersville Road and Ventrie Court, there are nine (9) parcels and one (1) portion of a parcel within the Town's growth area. With the development of Town water and sewerage services in this area, it will most likely contain much of the future commercial development within the Town. Additionally, one (1) large portion of a parcel located to the south of the proposed Quail Run development, along I-70, will likely develop with residential uses in the future. This parcel could potentially provide an alternate connection between Monument Road and Main Street.

<b>Boundary</b>	<b>Acres</b>
Growth Boundary	853.0
Corporate Limits	651.6
Total Growth Area	201.4

**Table 7: Growth Boundary**

## **Implications of Growth Area Development**

Myersville’s growth area of approximately 201.4 acres has the potential to incorporate 39 existing dwelling units if annexed into the Town, and result in the construction of an additional 78 dwelling units. The annexation and development of land within the growth area will result in an additional 117 dwelling units and an additional population of 363 individuals.

The Plan acknowledges that the land within the growth boundary may be incorporated into the Town in the future; however, the Town would like the County to maintain these properties in existing Agriculture (AG), Resource Conservation (RC), and Limited Industrial (LI) zoning districts, thus limiting the potential for premature, low-density development on private well and on-site septic systems until the time of annexation. Myersville has several reasons for this position including:

1. Protecting Myersville’s unique identity by controlling the quality of development occurring in and around the Town;
2. Requiring development site design that includes mandatory open space requirements;
3. Enabling densities for new development that support Smart Growth when water resources are adequate;
4. Requiring appropriate water-saving construction materials for new development to protect water quantity;
5. Requiring “Best Management Practices” (BMPs) for stormwater management to protect and enhance water quality in potential receiving waters;
6. Ensuring appropriate expansion of potable water and wastewater treatment systems to accommodate new development; and
7. Eliminating the potential for future failing septic systems.

Prior to the annexation of any land area not included in the Growth Boundary Plan, the Town will first consider appropriate amendments to this Plan and will follow the procedural requirements for Comprehensive Plan amendments and annexation established in State Law (The Land Use Article), including those of Maryland House Bill 1141. This will ensure that the proposed annexation is consistent with the goals and objectives of this Plan, that appropriate consideration has been given to the adequacy of public facilities and services, and that County and State agencies are afforded an opportunity to comment on the proceedings.

## **Population Projections 2015-2035**

The population of the Town between the years of 2015 and 2035 is projected to increase by 1,006 individuals based upon current development and annexation projections. Population growth projections have decreased since 2010 due to the decrease in residential development between the years 2008 and 2014.

<b>Source of Growth</b>	<b>Projected Dwelling Units</b>	<b>Projected Population Increase</b>
Approved Development	143	444
Infill Development	64	199
Annexation of Existing Development	39	121
Projected Growth Area Development	78	242
<b>Total</b>	<b>324</b>	<b>1,006</b>

**Table 8: Total Projected Growth**

The population of Myersville will continue to grow over the 20-year period between 2015 and 2035 as development continues and existing development within the growth area is annexed into the Town. The table below outlines the projected time table for population growth within the Town. The projections assume:

1. the Saber Ridge subdivision will be completed;
2. the Quail Run and Meadowridge Knoll subdivisions will be completed;
3. infill development will achieve maximum yield;
4. the growth area will be incorporated into the Town;
5. Quail Run will be constructed at roughly 22 dwelling units per year between 2017 and 2022; and
6. the average household size is 3.1 individuals.

<b>Year</b>	<b>Projected Population</b>
2015	1,648
2020	2,092
2025	2,279
2030	2,466
2035	2,654

**Table 9: Projected Population Growth Time Table**

## **Commercial Development**

Commercial development within the Town and growth area does not have an impact on population growth; however, commercial development may still have large impacts on the Town's infrastructure, maintenance requirements, and development patterns in addition to financial implications. Future commercial development will likely require additional water resources and sewer capacity to serve those developments. There will likely be increased traffic on existing Town roads as a result of commercial development in Town. This will increase the Town's road maintenance efforts and subsequently maintenance costs. Additionally, any new roads constructed or transferred to the Town's jurisdiction from the County will also increase the Town's maintenance responsibilities.

Development patterns will also be impacted by commercial development. Land that is designated within the VC zoning district may be developed as various residential uses or light commercial development. VC-zoned land

developed for commercial uses will have a great impact on the future population growth for the Town and to what extent the Town will need to increase public services.

Currently, there are four (4) vacant parcels with commercial development potential within the Town's growth area. Furthermore, there are three (3) vacant parcels with commercial development potential within the existing corporate limits.

### **Adequate Public Facilities**

The most significant implications of growth are impacts on public facilities. This includes water and wastewater demand, public school capacity, police, fire, rescue services and recreational facilities. Large-scale developments with significant potential impacts will be required to conduct a fiscal impact analysis to determine if revenues will cover the cost of public services and facilities. The Town's Adequate Public Facilities Ordinance (APFO) governs the required resources that must be allocated by the developers or Town in order to permit all development.

### **Inter-Jurisdictional Cooperation**

The Plan highlights the need for increased inter-jurisdictional coordination with Frederick County. Peripheral development in Frederick County, within the Myersville growth area, is a concern and should be discouraged. The Town believes that new development in and around the Town should be consistent with Smart Growth and sound place-making principles. Frederick County should work closely with the Town to address the nature of allowable development adjacent to the Town. Additionally, protection of the Town's springs is of utmost importance, and the County should ensure that they remain protected through the County's Wellhead Protection Ordinance.

It is apparent from the prior discussion of growth-related impacts that there is a critical need for the Town and County to work together. Future growth will depend on sound strategies to address such issues as water quality and quantity, school capacity, demand on emergency services, public infrastructure and transportation facilities. Growth management in Myersville primarily hinges on effective coordination between the Town and County.

Effective mechanisms for County-Town dialogue, coordination and agreement are needed. Acceptable coordinated strategies should be formalized in ways that bind each participant to a policy process. Forums for on-going coordination and cooperation include the Frederick County municipal and County leaders meetings, and joint steering committees. Examples of potential formal mechanisms for recording joint policies include Memorandums of Understanding (MOU) and/or an Inter-Governmental Agreement (IGA).

## Section 7: Public Facilities & Services

### Public Schools

Myersville's growth of 285 new dwelling units between 2015 and 2035 will result in 130 additional students to the County school system. The 39 existing dwelling units within the growth boundary will not add new students to the school system if annexed into the corporate boundary of the Town. This estimated figure is derived by applying the County's 2014 student yield ratio for each school serving the Myersville community to the projected development estimates for the Town. Myersville Elementary School will absorb 51 additional students; Middletown Middle School will absorb 31 additional students; and Middletown High School will absorb 48 additional students.

Type of Potential Growth	Dwelling Units
New Construction	285
Annexation of Existing	39
<b>Total Growth</b>	<b>324</b>

Table 10: Potential Additional Dwelling Units

Institution	Average Yield Rate per Unit	New Residential Units	Total Student Yield
Myersville Elementary School	0.18	285	51
Middletown Middle School	0.11	285	31
Middletown High School	0.17	285	48
<b>Total</b>			<b>130</b>

Table 11: Student Yields from Future Residential Development

As Middletown Middle School and Middletown High School approach 100% capacity, at 89% and 97% respectively, these facilities will be unable to accommodate additional students resulting from development in the Town of Myersville, Town of Middletown and surrounding areas. Myersville Elementary School, currently at 69% capacity, will likely be able to accommodate the additional student yield as a result of growth. Although significant development within the Myersville-Middletown area will place additional capacity pressure on the existing schools, these developments will likely be phased and staggered to allow time for expansion and renovation of the schools over the course of the twenty-year time period between 2015 and 2035.

Institution	Total Enrollment	State Rated Capacity	% Capacity
Myersville Elementary School	315	458	69
Middletown Middle School	816	914	89
Middletown High School	1,139	1,169	97

Table 12: School Enrollments & Capacities

## Public Libraries

Residents of Myersville are located within a 10-mile drive of the Middletown Branch of the Frederick County Public Library system. The Middletown Branch currently occupies a total of 2,500 square feet of space in nearby Middletown. Existing County Library facilities will not adequately serve the needs of the Town as both Myersville and Middletown both grow in population; however, the County's Comprehensive Plan anticipates the need for expansion of its public library facilities. The County identifies a Myersville Library Branch facility within the County's Capital Improvement Plan (CIP) to meet the level of service necessary for the Myersville area. Typically, new library facilities in Frederick County are constructed to occupy 15,000 square feet; however, Myersville would not necessarily require such a facility. As libraries move towards electronic formats and transition from "warehouses" for books into flexible meeting spaces, centers for learning and internet access points, the Town has modified its vision of a traditional library to a more modern facility that may not occupy such a large "footprint".

The Town has reserved a site for a future County Library on Harp Place. In the center of Town, this site has direct access to public utilities and existing road infrastructure. The site is the former location of the old Myersville Elementary School and Town Hall, built in 1909, which was demolished in 2009. This site is a level, prime redevelopment site with room for a library facility and ample parking. It is the goal of the Town to develop this site as a County Library to meet the future cultural, educational, and organizational needs of the Town.

## Public Recreational Lands

The State-adopted ratio for recreational space is 30 acres of recreational space for every 1,000 individuals. Currently, the Town of Myersville currently owns and operates 106.85 acres of recreational land open for public use. With a population of 1,648 individuals, Myersville would need to maintain 49.44 acres of recreational land to meet the recommended ratio. Of the 106.85 acres, 75.99 acres lies outside of the corporate limits of the Town, including 74.01 acres of land adjacent to the Appalachian Trail near the Washington County line. The Town's recreational land serves residents of the Town as well as residents of the unincorporated areas of the Myersville community. Myersville is unique to municipalities in Frederick County with ample Town, State and Federal recreational lands nearby. The Appalachian Trail, Greenbrier State Park, Doub's Meadow Park are a few of the recreational gems that provide ample recreational opportunities to the community and Town of Myersville. Between 2015 and 2035, it is projected that an additional 1,006 individuals will become residents of the Town. The State-adopted ration would require an additional 30.18 acres of recreational area. The Town of Myersville is currently 57.41 acres over the recommended threshold for recreational area, therefore, the Town of Myersville will not require additional recreational land by 2035 to serve the additional demand.

Recreation Area	Acres	Zoning	Ownership	Rec Type	In Town
Ashley Hills Gazebo Rec Area	2.90	OS	Ashley Hills HOA	Passive	Y
Canada Hill Tot Lot	1.11	OS	Town of Myersville	Active	Y
Doubs Meadow Park	19.57	OS	Town of Myersville	Active	Y
Grindstone Run Park	1.98	AG	Town of Myersville	Passive	N
Harp Park	4.75	OS	Town of Myersville	Active	Y
Memorial Park at Trolley Station	0.24	VC	Town of Myersville	Passive	Y
Mountain Terrace Open Space	0.61	R2	Terraces at South Mt. HOA	Active	Y
Pleasant Walk Nature Park	74.01	AG/RC	Town of Myersville	Passive	N
Poplar Street Park	0.50	R1	Town of Myersville	Passive	Y
Saber Ridge Park	1.18	OS	Town of Myersville	Passive	Y
<b>Total Recreation Area</b>	<b>106.85</b>				

**Table 13: Recreation Areas**

As part of this Plan, the Town has adopted an Open Space and Trails Master Plan for the Town. This plan identifies Town and HOA-maintained recreational areas in relation to schools and pedestrian access routes to maximize recreational land usage and improve pedestrian connectivity throughout the Town. In most cases of underutilization, it is not that ample recreational land does not exist, but that the recreational land is inaccessible or does not provide ample parking to allow access to those areas. The master plan calls for approximately four (4) miles of additional concrete sidewalks, and three (3) miles of additional asphalt trails to provide an extensive network of sidewalks and foot paths for pedestrians to travel throughout the Town. The master plan for recreational areas and pedestrian routes can be found in *Figure 8: Myersville Open Space & Trails Master Plan*, located within the Appendix of this document.

## Public Safety

Fire and emergency medical services are provided to Myersville residents through the Myersville Volunteer Fire Company and Frederick County Fire and Rescue Services. Police protection in Myersville is provided by the Frederick County Sheriff's Office Community Deputy Program. Police and emergency services will be impacted moderately as a result of the projected increase in Myersville's population by 2035. Based on industry standards for calculating staffing levels of emergency services personnel, one (1) additional police officer and one (1) additional emergency services personnel will be required by 2035 to serve the projected increase in population. The Town will require an additional fireman or Emergency Medical Service (EMS) technician stationed at the Myersville Municipal Center. An additional police officer will likely be added through the Frederick County Sheriff's Office Community Deputy Program.

## Additional Facility Needs

The Town of Myersville recognizes that any gain in population will require an equivalent increase in municipal meeting space, staff and services. Town Hall was constructed to serve the future needs of the Town for public hearing and meeting space for Town bodies and community organizations. The Myersville Municipal Center, which houses Town Hall and the Myersville Volunteer Fire Company, also serves as an emergency shelter for the Town. The Municipal center can house the entire population of the Town in the event of a catastrophic emergency and includes a diesel back-up generator to supply emergency power to the facility in the event of a power outage. The Myersville Municipal Center, including Town Hall, can easily serve the meeting and operational needs of the Town of Myersville even while faced with projected population growth of up to 1,006 additional individuals; however, with an increasing senior citizen population, Myersville will likely need to explore options to provide quality and affordable senior citizen housing opportunities and a senior center in the future. It is possible that a future library could provide the growing senior citizen population with meeting space, access to community programs, and access to internet and intellectual resources, but would not likely provide all of the specialized programs found at senior centers that are provided specifically for an aging population. A senior housing project will likely require a partnership between municipal government and local private enterprise, or municipal government and other levels of government including County, State or Federal agencies. In order to encourage affordable senior housing investment, the Town may be able to encourage these types of projects in conjunction with future projects using tap fee credits, variances on subdivision requirements, and matching public investment as afforded by Town Code and the approved budget.

## Section 8: Transportation

Myersville, like many towns in Western Maryland, owes its' existence to transportation: more specifically, railways. Although many towns in Western Maryland originally developed as a result of the C&O Canal or the National Road, Myersville truly took form once the Catocin Railway was established, providing passenger rail service between Frederick and Hagerstown. Myersville served as the midway stop of the trolley line between the two larger cities from the 1890's until 1945, when the trolley line ceased service. As the Town moved from public transportation dependency to automobile-based transportation, the Town's location in relation to main roads and highways played a key role in the Town's development. Once Interstate 70 was constructed in the late 1960's, Myersville would begin to transform into a bedroom community as commuters began to move further from the major metropolitan areas for more distant suburban and rural communities. As this transformation took place, roads became more important than ever before, important to residents commuting to work places, and the general welfare and health of the Town alike.

There are several functional classifications of road ways and streets within the Town of Myersville ranging from local streets to interstate highways. The Town utilizes the SHA-established functional classifications as follows:

### Freeways

Freeways provide the key means of interstate, intrastate, and interregional travel. On these highways, the mobility of through traffic is of paramount importance. As such, they must be able to support high volumes of traffic at high speeds over long distances. Maximum control of access is necessary to implement and preserve this function. Direct access is not allowed on freeways. Instead, traffic may enter or exit the highway only at grade-separated interchanges. There are no driveways or traffic signals, parking is prohibited, and a wide median or physical barrier separates the opposing travel lanes to maximize safety and operational efficiency.

### Arterials

Arterial routes are designed to provide highway service through and between metropolitan areas and regions and may function as either primary or secondary routes. Connecting to freeways at strategic locations, these routes are vital to the efficient and economical movement of commuter traffic, goods, and services each day at all levels of the highway network. Their design reflects a wide range of functional requirements, including the ability to support relatively high operating speeds and traffic volumes. Arterial routes have varying degrees of access control, depending on their specific functional requirements. Access to adjacent properties is subordinate to the need to ensure mobility for through traffic on arterial routes.

### Collectors

Collector routes provide links between local streets, land uses, and regional transportation facilities. These routes comprise the most frequent patterns of "day to day" travel within and between communities in a region and provide connection to major highways. Operating speeds are usually moderate, varied with the extent of development and direct access. These roadways often carry a moderate amount of traffic during the day, with increased traffic during the morning and evening commute periods. Access to adjacent properties and mobility of

through traffic are equally important considerations on collector routes. As such, the highway characteristics vary according to the zoned land uses and development context.

## Local Roads and Streets

Local roads and streets serve mainly to provide direct access to individual properties, for a diverse group of users. They are designed for local traffic, slow operating speeds, and numerous intersection approaches and driveways. The design of local roads and streets often emphasizes pedestrian mobility and access to businesses, community, and residential areas. Parking is often permitted on the street and refuse collection and emergency response are important design considerations.

A map of the different road way functional classification categories within and adjacent to the Town of Myersville can be found within **Figure 9: Myersville Road Classification**, located within the Appendix of this document.

## State Roads

There are two (2) State roads maintained by the SHA which run through the Town of Myersville. Interstate 70 (I-70), Dwight D. Eisenhower Memorial Highway, passes through the south end of the Town. I-70 gives Myersville a distinct advantage as both a commuter or “bedroom” community and provides access to viable highway-related business such as fast food restaurants. As a major arterial road, I-70 allows commuters to directly access the interstate system, reducing travel times to and from both the Washington, DC and Baltimore metropolitan areas. I-70 gives residents of the Town quick access to and from regional shopping and commerce centers of Frederick and Hagerstown. Each city is roughly ten (10) miles via I-70 from Myersville. I-70 also allows the Town to capture “travel dollars” as highway travellers passing through Myersville on the highway may stop to refuel and purchase food at fast food restaurants and gas stations within the Town. Without I-70, Myersville would most likely not have developed in the manner in which it has.

The second State highway passing through Myersville is Maryland State Route 17 (MD 17). MD 17 within the Town consists of Myersville Road, the southern portion of Main Street south of Wolfsville Road and Wolfsville Road. This road serves as a key collector road, connecting local roads throughout the Town and Myersville area to I-70. MD 17 connects the residential north end of Town to I-70 and the commercial area in the south end of Town. MD 17 links north-eastern Washington County, in the vicinity of Smithsburg, to the Virginia state line along the Potomac River. Myersville is one of many communities and five (5) municipalities located along MD 17. The other four (4) municipalities located along MD 17 include the Town of Middletown, the Town of Burkittsville, the Village of Rosemont, and The City of Brunswick. MD 17 plays a critical role as a collector route within these communities as well.

The portion of MD 17 within the Town was last paved in the late 1980’s according to available records and will likely need to be repaved in the near future. The Town will likely attempt to coordinate any future public works projects along MD 17 with the SHA effort to mill and pave MD 17 in order to minimize interference, duplication of work, and maximize cohesion between the Town and State.

Although U.S. Route 40 (US 40), Baltimore National Pike, does not run through the corporate limits of the Town, the right-of-way of US 40 makes up much of the eastern boundary of the Town’s corporate limits and

provides alternate access east and west to Frederick and Hagerstown. US 40 is often used by commuters in cases where I-70 is closed or severely congested. US 40 also serves as a popular thoroughfare for local traffic.

Name	Designation	Type	Length (LF)	Length (Mi)	Classification	Jurisdiction
Dwight D. Eisenhower Memorial (I-70)	I-70	Interstate Highway	2,700	0.51	Major Arterial	State
Main	17	Street	2,740	0.52	Collector	State
Myersville	17	Road	1,461	0.28	Collector	State
Wolfsville	17	Road	2,196	0.42	Collector	State
<b>TOTAL</b>			<b>9,097</b>	<b>1.73</b>		

Table 14: State Roads

As development has plateaued in Myersville, the volume of traffic has levelled off as well. Traffic volumes on MD 17, I-70 and US 40 increased sharply during the Town's "housing boom" years between the 1990's and early 2000's. Since that time traffic volumes have remained very static with little new residential development occurring since the 2008 recession. In some cases, traffic has decreased marginally on the State roads surrounding the Town. This is likely a result of teleworking becoming more common among regional employers and a slight increase in unemployment in the region.

Road	Location	1995	2000	2005	2010	2015
MD 17	Intersection of Main Street & Wolfsville Road	7,575	11,650	7,175	7,992	7,080
MD 17	South of I-70	4,825	6,350	4,475	3,922	3,610
US 40	East of MD 17	3,125	4,050	5,850	5,480	5,471
US 40	West of MD 17	2,925	4,050	5,850	5,440	5,334
I-70	East of MD 17	46,728	54,540	62,575	68,220	66,222

Table 15: State Road Average Daily Trips

## County Roads

There are two (2) roads maintained by the County within the corporate limits of the Town; however, several other County roads provide access to and from the Town of Myersville. Within the corporate limits of the Town, approximately 600 linear feet of Easterday Road, maintained by agreement with Frederick County Department of Public Works, provides access to Myersville's Main Street from US 40; a more direct route than Wolfsville Road (MD 17). Many commuters from western areas of Frederick County, Washington County and West Virginia use this route to access I-70 via Main Street. This portion of Easterday Road is classified as a collector road for this reason. Only two (2) residences and the Town's water treatment plant (WTP) directly access this portion of Easterday Road within the corporate limits of the Town.

Canada Hill Road, Brethren Church Road, Milt Summers Road, Church Hill Road, and Monument Road are all roads maintained or proportionally maintained by the County, which provide access in and out of Myersville from other areas of Frederick County and Washington County. The Town maintains portions of Church Hill Road

and Monument Road within the corporate limits of the Town. Many commuters living in more rural areas around the Town use these roads to access I-70 via US 40 and MD 17.

The second County-maintained road within the corporate limits of the Town is Lushbaugh Way, providing access from the Town-maintained portion of Main Street to Myersville Elementary School. The road is classified as a local road, and is maintained by Frederick County Public Schools (FCPS) as opposed to Frederick County Department of Public Works. Lushbaugh Way is vital to Myersville Elementary School for faculty and staff who work at the school, and for those who drop off and pick-up their children at the school.

Name	Type	Length (LF)	Length (Mi)	Classification	Jurisdiction
Easterday	Road	643	0.12	Collector	County
Lushbaugh	Drive	944	0.18	Local	County
<b>Total</b>		<b>1,587</b>	<b>0.30</b>		

**Table 16: County Roads**

The County has not recorded and tracked traffic volume counts for County roads since the last version of the Plan was adopted in 2010; however, there is not a noticeable change in traffic volumes on the County roads adjacent to the Town. It is likely that the traffic volume on County roads has become static due to the decrease in development, an increase in unemployment and teleworking as the State roads have witnessed.

## **Municipal Roads**

The Town currently owns and maintains 29 roads and streets within the Town. Out of the 29 municipal roads and streets, 28 of these are local roads, providing street access to residential and commercial development within the Town. The Town-owned and maintained portion of Main Street is classified as a collector road; where motorists travel from U.S. Route 40 to Easterday Road, through Main Street and then enter on to I-70. Main Street is the main thoroughfare through Town as it has been since the Town was incorporated in 1904. A traffic study performed in 2015 on Main Street estimates that there are roughly 5,000 vehicle trips per day on the Town-owned portion of Main Street.

Many of the Town's roads constructed to support the "housing boom" era, between 1990 and 2005, are still in good condition and do not experience high levels of traffic; however, the Town will need to begin planning the repair or replacement of these roads within the next 20 years. Several roads constructed prior to the housing boom, when the Town was still primarily a main street community, have already been repaired in recent years. The Town-owned portion of Main Street has been completely renovated and retrofitted to include new sidewalks, wider lanes, storm drains and a stone sub-base to support the road. The Town spent years planning and designing the road improvements before finally completing the project in 2014. Walnut Street and the Town-owned portion of Church Hill Road have also experienced significant repairs, as both streets were milled and re-paved between 2014 and 2015. The Town will likely pursue the same types of repairs to those roads similar in age in the near future including: Monument Road, Harp Place, Poplar Street, Cedar Street, and portions of Fox Rock Drive.

As additional residential and commercial developments are constructed within the Town, the Town will assume additional public roads and respective responsibilities. The Town will likely assume responsibility of Ventrie Court and portions of other adjacent County roads as those areas within the growth area are annexed and incorporated into the Town. As additional roads are commissioned to the Town, the Town will need to increase budgetary allotments for road maintenance.

Name	Type	Length (LF)	Length (Mi)	Classification	Jurisdiction
Ashley	Court	796	0.15	Local	Town
Ashley	Way	2,583	0.49	Local	Town
Briarfield	Court	346	0.07	Local	Town
Canada Hill	Drive	228	0.04	Local	Town
Cedar	Street	379	0.07	Local	Town
Church Hill	Road	692	0.13	Local	Town
Deerwoods	Court	474	0.09	Local	Town
Deerwoods	Place	1,098	0.21	Local	Town
Eaglebay	Drive	291	0.06	Local	Town
Flintridge	Drive	2,926	0.55	Local	Town
Fox Rock	Drive	2,365	0.45	Local	Town
Harp	Place	1,122	0.21	Local	Town
Hunters	Knoll	1,667	0.32	Local	Town
Main	Street	1,996	0.38	Collector	Town
Meadow Fence	Court	240	0.05	Local	Town
Meadowknoll	Court	251	0.05	Local	Town
Meadowridge	Court	356	0.07	Local	Town
Meadowridge	Drive	1,205	0.23	Local	Town
Monument	Road	1,138	0.22	Local	Town
Poplar	Street	1,124	0.21	Local	Town
Rocky Fountain	Court	315	0.06	Local	Town
Rocky Fountain	Drive	2,163	0.41	Local	Town
Rocky Fountain	Terrace	734	0.14	Local	Town
Rollingridge	Court	452	0.09	Local	Town
Saddleridge	Court	418	0.08	Local	Town
Saddleridge	Drive	1,176	0.22	Local	Town
Steeplechase	Drive	323	0.06	Local	Town
Trolley	Lane	352	0.07	Local	Town
Walnut	Street	447	0.08	Local	Town
<b>Total</b>		<b>27,657</b>	<b>5.26</b>		

Table 17: Town Roads

## Private Roads

There are currently two (2) private roads within the Town. The longer of the two (2) roads, Mountain Terrace, connects the Terraces at South Mountain townhome subdivision to the Town-owned portion of Monument Road. This 26-foot wide, quarter-mile loop access road is entirely owned and maintained by the Terraces of South Mountain HOA. The second private road is Thendara Court, a commercial access road that currently provides access to a fast food restaurant located adjacent to Myersville Road (MD 17). This 28-foot access road is less than 1/10 of a mile and will serve a total of three (3) commercial lots when all lots along the private right-of-way are developed. The road is currently maintained by the development corporation who originally subdivided the land.

Both private roads located in Town are in good condition and serve the intended purpose; however, the use of private roads can be problematic. As witnessed on both private roads in Town currently, the roads are not subject to the Town’s minimum design standards. Both roads experience problems associated with road width, as passing motorists can find it challenging to pass safely on roads that are less than 30 feet in width. Private roads also present maintenance issues for HOA’s or private corporations. Snow plowing and potholes are often neglected or delayed due to the limited authority and capability of the responsible parties. Without a public works department or dedicated public sector contractor, a HOA or development corporation must “wait in line” to receive these services. This often frustrates HOA residents who are not only pay Federal, State, County and Municipal taxes, but also pay HOA dues. The Town should discourage the use of private roads in planning future developments to ensure adequate road width, sufficient road maintenance, and the implementation of enforceable driving laws.

Name	Type	Length (LF)	Length (Mi)	Classification	Jurisdiction
Mountain	Terrace	1,196	0.23	Local	Private
Thendara	Court	430	0.08	Local	Private
<b>Total</b>		<b>1,626</b>	<b>0.31</b>		

**Table 18: Private Roads**

A map of the roadways within and adjacent to the Town and which jurisdiction is responsible for each roadway can be found in **Figure 10: Myersville Road Jurisdiction**, located within the Appendix of this document.

## **Pedestrian Traffic**

As briefly described in Section 7 of this document, the Open Space and Trails Master Plan calls for approximately four (4) miles of additional concrete sidewalks, and three (3) miles of additional asphalt trails to provide an extensive network of sidewalks and foot paths for pedestrians to travel throughout the Town. In 2014, the Town retrofitted the sidewalks along the entire Town-owned portion of Main Street to make Main Street more pedestrian friendly and safe. The same year, SHA completed a sidewalk retrofit project between Cedar Street and Eaglebay Drive to provide pedestrian access along MD 17 from the residential areas of Town to the commercial areas of Town adjacent to I-70.

The Town should continue to pursue retrofit projects for the older sidewalks along Main Street (MD 17) and establish more trails and walking paths where necessary to provide more linear and direct access to public lands from each of the residential areas within the Town. The Town is currently in the process of establishing a “cut through” from Poplar Street to Doub’s Meadow Park by purchasing a remaining lot along Poplar Street to provide that public trail connection within a public park setting.

Additionally, the Town will need to take steps to improve connectivity to Myersville Elementary School in a community where more than 50% of students walk or bicycle to school. Working with FCPS, the Town may be able to establish a pedestrian path connecting the school to MD 17 and Doub’s Meadow Park by obtaining an easement from an adjacent property owner and constructing a path with the permission of FCPS. This creates a more efficient route to school, and an efficient route to the park for students to travel on foot after school.

Furthermore, the Town should begin to explore the possibility of extending sidewalks to the SHA Park and Ride facility. This would allow commuters who choose to walk to the bus stop the opportunity to do so, providing a healthier alternative to driving to the Maryland Transportation Authority (MTA) bus stop. This will likely become more important to senior citizens as the population of Myersville ages within the next 20 years. The master plan for proposed and existing pedestrian routes can be found in **Figure 8: Myersville Open Space & Trails Master Plan**, located within the Appendix of this document.

## Public Transportation

Although Myersville prospered and incorporated as a result of public transportation over a century ago, the role of public transportation in Myersville is far less evident today. The MTA operates regular bus service for commuters from a bus stop provided on Ventry Court, adjacent to the SHA Park and Ride facility on the south end of Town. The bus provides an alternative commuter connection from Hagerstown to Shady Grove Metro Station in Gaithersburg. The bus stops in Myersville on a regular basis along its route. As gas prices have risen over the years, and average commute times have increased for Washington, DC metropolitan area commuters to one of the highest average commute times in the nation, more residents have begun to take the bus. As a result, the SHA has expanded the Park and Ride facility. Adjacent properties should target new businesses toward the commuter population that utilizes the bus service. Businesses that could provide convenience to the commuters who cannot stop for necessities along the way could benefit as a result. Restaurants, basic grocery markets, and banks are just a few businesses that would benefit from the commuters who utilize this stop.

Frederick County also operates a bus service that stops in Myersville, TransIT, for individuals with disabilities. These individuals who rely on this service to carry out necessary errands and access public resources in Frederick can contact the County for information about transportation service and schedule pick up dates and times. The Town should look to expand on this in the future by encouraging the County to expand TransIT service to Myersville on a daily or weekly basis to give those who would not otherwise use the service the ability to do so. The Town should also use the various communication outlets available to the Town to communicate the availability of this service to all citizens of Myersville and Frederick County. Although Myersville may not be as dependent upon the public transportation system as it once was, Myersville still enjoys basic bus service connections for those who require transportation or desire an alternative mode of transportation for daily commuting.

## Section 9: Water Resources

The State of Maryland mandates that local jurisdictions link their land use plan with plans for the provision and quality of drinking water supplies, wastewater treatment, wastewater discharge capacity and stormwater management. This section of the document describes the available drinking water resources, wastewater system, and stormwater management practices within the Town of Myersville. This assessment is completed to determine the ability of the Town to support future proposed development without adverse impacts to its surface or groundwater resources.

### Watersheds

Myersville is located within the Catoctin Creek watershed. The Catoctin Creek flows through the Middletown Valley, an inter-mountain area characterized by heavy rolling land and narrow streams. The Valley is surrounded on three (3) sides by the Catoctin and South Mountain ridgelines. These mountain ranges form the boundary of the Catoctin Creek watershed, accounting for approximately 25% of Frederick County's total land area. The creek's confluence with the Potomac River is located just east of Brunswick, roughly ten (10) miles south of Town. The Town's natural water resource features can be found in **Figure 11: Myersville Environmental Features**, located within the Appendix of this document.

The Maryland Department of the Environment (MDE) has listed streams in the Catoctin Creek watershed as impaired for sediments, nutrients, bacteria, and impacts to biological communities. Improvements to the health of the Catoctin Creek watershed is needed to meet regulatory requirements and support a diverse ecological environment. Watersheds provide natural functions to communities such as flood control, reduction of carbon dioxide, potable water, and various recreational opportunities. The Town must do its part to restore the watershed and protect valuable water resources. Although the Town relies on other regulatory agencies such as the Catoctin and Frederick County Soil Conservation District (SCD), Frederick County and the MDE to implement environmental policies regulating the health of the watershed, the Town must still play a role in restoring the health of the watershed. The Town should encourage smart growth and environmentally sound development practices when considering development plans for approval. When funds are available, the Town should conserve through out-right acquisition or easement lands within the watershed to maintain the ground water recharge area and protect run-off from pollutants and contaminants. The Town should continue to prohibit development within floodplains and encourage forest conservation and afforestation along steep slopes or other sensitive areas that will have impacts on the health of the watershed.

### Groundwater Sources

The available supply of groundwater in Myersville is dependent upon the underlying geologic conditions. In most areas, the water bearing characteristics of the geology offer low storage capacity and low transmissibility. An extensive stream network and the nature of fine particle soils contribute to these characteristics. The United States Geologic Survey (USGS) and the Maryland Geological Survey have generalized the water yielding character of Frederick County's aquifers and organized them by hydro geomorphic region. Myersville is located primarily within the Blue Ridge region.

In addition to geology, climatic conditions impact ground water. Seasonal variation in ground water is a limitation to its use as a reliable supply. In a past evaluation of the Catoctin Creek watershed, it was concluded that groundwater may be an adequate source during average precipitation years, but under drought conditions, groundwater supplies are not adequate to meet existing potable demand and support the biological and natural resources of the watershed. Groundwater limitations are accentuated during the summer months, when the groundwater supply declines significantly.

## Water Balance Methodology

Groundwater availability is difficult to predict. Aquifers are not confined to topographic, political or watershed boundaries. Availability is based on the amount of recharge, in the form of precipitation and septic system discharge, to the aquifer less the amount of water required to provide base flow to streams. This methodology provides an estimate, and is not used to guarantee availability at any specific well.

The water balance method is used by MDE for distribution of ground water appropriation permits for community water systems. The Town is required to own or have control of sufficient undeveloped land resources to allow for recharge of the aquifer from which they intend to withdrawal. This policy in particular affects municipalities who are constrained by municipal boundaries with respect to where the source wells are located. The Maryland Department of Planning (MDP) requires that municipalities must develop under the State's Smart Growth policy, which prescribes higher densities for growth areas, while also identifying land resources to maintain in permanent conservation for all groundwater appropriations. The most limiting factor in the foreseeable future will be locating high-yielding well sites necessary for public water supplies without impacting nearby wells.

## Surface Water Sources

Much like groundwater levels, surface water flows vary seasonally and daily. There may be periods of time when surface water levels become low or may not flow at all. Drought periods can emphasize seasonal fluctuations. The County's smaller streams, such as Catoctin Creek, are impacted by the natural variability of flow. Without an in-stream reservoir or similar storage capacity, they are ineffective as reliable surface water suppliers.

An additional limitation to developing a public drinking water source using surface water is meeting the "flow-by" requirements mandated by the MDE. This requirement, which protects the biological integrity of the stream, is based on the seven (7) day, ten (10) -year low level flow. Without a reservoir or adequate storage, streams may not be able to meet the minimum required flow consistently.

## Source Water Protection

The quality of drinking water varies for each source. Different conditions exist for ground and surface water sources. Ground water quality in the Myersville area can be negatively impacted by naturally occurring radon or iron; however, the groundwater can also be contaminated by fecal coliform when septic systems are located nearby.

Water quality standards are in place for community systems using ground and surface water. Regular testing of drinking water is required by Federal and State Law. The Federal Safe Drinking Water Act amendments of 1996 require that public systems conduct a Source Water Assessment to better understand the vulnerabilities of the water sources. The State of Maryland has prepared Source Water Assessments for all public systems in the State. These plans list in detail the vulnerabilities of the supply and offer recommendations for continued protection.

Since the adoption of the previous version of the Comprehensive Plan in 2010, the Town of Myersville has adopted a wellhead protection ordinance. The ordinance allows the Town's legislative body to take necessary measures to protect the Town's source water resources through restoration, preservation, and restriction of development. The County has also passed a similar ordinance to protect the County's sources. The Town obtains a large amount of source water outside of the corporate limits of the Town, and will likely benefit from the County ordinance to protect source water resources in the future.

The Town has utilized Program Open Space (POS) funds as they are available from the Maryland Department of Natural Resources (DNR) to acquire roughly 74 acres of land along Pleasant Walk Road and the Appalachian Trail as recreational land for the Town as well as a conservation area to protect the Town's spring water source. The springs in this area have supplied the Town with water since the 1930's and are vital to the Town's potable water resources. A map of the Town's wellhead protection area along Pleasant Walk Road and the location of the springs in relation to the location of the Town can be found in **Figure 12: Myersville Wellhead Protection Area**, located within the Appendix of this document.

## Water Demand

The Town forecasts that the projected future residential development of 285 new dwelling units and the annexation of 39 existing dwelling units will result in an increase in water demand by approximately 81,000 gpd; assuming each additional dwelling unit consumes approximately 250 gpd. Projected commercial development will result in approximately 9,000 gpd of additional demand; assuming each additional commercial unit will consume approximately 1,000 gpd. Overall, the Town should expect to increase the potable water supply by 90,000 gpd as a result of future development, and subsequently plan to also treat 90,000 gpd of additional wastewater flow.

The Town is currently appropriated 256,000 gpd from various ground and surface water sources. The three-year average daily distribution for water in 2015 was roughly 125,013 gpd. When combined with the currently reserved water allocation of 48,500 gpd, the total accounted water distribution for the Town is approximately 173,513gpd. When subtracted from the Town's maximum allocation of 256,000 gpd, the result is a remaining water capacity of roughly 82,487 gpd. Through repair projects completed in 2015, the Town's water distribution system recovered roughly 35,000 gpd of previously lost capacity due to various leaks in the system. This has resulted in lower daily distribution totals of approximately 100,000 gpd, which continues to lower the Town's three-year average daily distribution figure. The Town's water service map can be found in **Figure 13: Myersville Water Service Map**, located within the Appendix of this document.

Source	Source Type	Appropriation (gpd)	Appropriation (Taps)	Max Source Appropriation (gpd)
Ashley Hills Wells (3)	well	22,500	90	37,600
Deerwoods Well	well	18,000	72	20,700
Canada Hill Wells (2)	well	38,000	152	46,800
Creek Well	well	12,500	50	15,000
Meadow Ridge Wells (2)	well	27,000	108	57,000
Quail Run Wells (3)	well	27,500	110	38,500
Saber Ridge Wells (2)	well	20,500	82	30,800
Little Catoclin Creek	surface	35,000	140	150,000
Seven Springs	surface	40,000	160	60,000
WTP Well	well	15,000	60	25,000
<b>Total Appropriation</b>		<b>256,000</b>	<b>1,024</b>	<b>481,400</b>

Table 19: Water Source Appropriation

<b>Water Allocated To</b>	<b>Lots of record</b>	<b>Water Allocation (gpd)</b>	<b>Water Allocation (Taps)</b>
Existing 3-YR Average	581	125,013	500
Unserved Residential Lots of Record	30	7,500	30
Unserved Commercial Lots of Record	9	9,000	36
Quail Run (anticipated)	108	27,000	108
Meadowridge Knoll (anticipated)	20	5,000	20
<b>Total Water Allocation</b>	<b>748</b>	<b>173,513</b>	<b>694</b>

**Table 20: Water Allocation**

Additional water resources will be required between the years 2015 to 2035, as water demand increases. The Town APFO requires that developers secure and supply 500 gpd for each new dwelling unit when developing new subdivisions. This will allow the Town to build an emergency water surplus as development occurs. Currently, the remaining water allocation is sufficient for all projected development within the next 20 years; however, this does not consider cases of severe drought or contamination of a water source. For this reason, the Town should continue to conserve water resources and explore ways to secure additional supply.

<b>Water Allocation Item</b>	<b>Water Allocation (gpd)</b>	<b>Water Allocation (Taps)</b>	<b>Water Allocation (%)</b>
Permitted Allocation	256,000	1,024	100.0
Current Allocation & Reserve	173,513	694	67.8
<b>Remaining Allocation</b>	<b>82,487</b>	<b>330</b>	<b>32.2</b>
Projected Demand Increase	90,000	360	35.2
Remaining Water Distribution Recovery	-25,000	-100	-9.8
<b>Projected Allocation</b>	<b>17,487</b>	<b>70</b>	<b>6.8</b>

**Table 21: Water Allocation Analysis**

## Water Recovery Efforts

The Town was able to recover approximately 35,000 gpd of treated water with the completion of the Main Street retrofit project, completed in 2014. Further opportunity exists to recover water resources through repairs and replacements of the spring water source raw water line, which conveys water from the springs to the reservoir, then on to the water treatment plant (WTP) for treatment and distribution. Currently, there are raw water collection lines that have displayed signs of considerable water loss from the source collection point to the collection reservoir. By monitoring the amount of water collected from the source, compared to the water flowing into the reservoir through the raw water collection line, the Town has determined that the raw water line is leaking in at least one location. The Town will pursue necessary measures to repair the raw water line leak to recover existing raw water loss.

## Wastewater

The Town forecasts that the projected future residential development of 285 new dwelling units and the annexation of 39 existing dwelling units will result in an increase in sewer capacity demand by approximately 81,000 gpd; assuming each additional dwelling unit discharges approximately 250 gpd. Projected commercial development will result in approximately 9,000 gpd of additional sewage flow; assuming each additional commercial unit will discharge approximately 1,000 gpd. Overall, the Town should expect to treat an additional 90,000 gpd of sewage flow.

The Town is currently permitted to discharge 300,000 gpd of treated wastewater into Grindstone Run. The three-year average daily flow of wastewater is approximately 177,100 gpd. When combined with a reserved capacity of 48,500 gpd, the total sewage flow for the Town is approximately 225,600 gpd. When subtracted from the Town's maximum capacity of 300,000 gpd, the result is a remaining capacity of roughly 74,400 gpd. Through a relocation project completed in 2015, the Town's sewage collection system recovered roughly 80,000 gpd of previously lost capacity due to in-flow and intrusion (I&I) into the in the system. This has resulted in lower daily flow totals of approximately 110,000 gpd, which continues to lower the Town's three-year average daily flow total. The Town's wastewater service area can be found in *Figure 14: Myersville Sewer Service Map*, located within the Appendix of this document.

Sewer Capacity Allocated To	Lots of record	Sewer Allocation (gpd)	Sewer Allocation (Taps)
Existing 3-YR Average	581	177,100	709
Unserved Residential Lots of Record	30	7,500	30
Unserved Commercial Lots of Record	9	9,000	36
Quail Run (anticipated)	108	27,000	108
Meadowridge Knoll (anticipated)	20	5,000	20
<b>Total Sewer Capacity Allocation</b>	<b>748</b>	<b>225,600</b>	<b>903</b>

**Table 22: Sewer Capacity Allocation**

Additional sewer capacity will be required between the years 2015 to 2035, as flow increases. Currently, the remaining sewer capacity is sufficient for all projected development within the next 20 years. This is due to sewer capacity recovery efforts and due to the fact that the wastewater treatment facility holds a discharge permit rated 44,000 gpd higher than the Town's daily potable water allocation permit from the MDE. The Town's development tier mapping can be found in *Figure 15: Myersville Development Tier Map*, located within the Appendix of this document.

<b>Sewer Capacity Allocation Item</b>	<b>Sewer Allocation (gpd)</b>	<b>Sewer Allocation (Taps)</b>	<b>Sewer Allocation (%)</b>
Rated Design Capacity	300,000	1,200	100.0
Current Allocation & Reserve	225,600	903	75.3
<b>Remaining Capacity Allocation</b>	<b>74,400</b>	<b>297</b>	<b>24.7</b>
Projected Demand Increase	90,000	360	35.2
Remaining Capacity Recovery	-67,000	-268	-26.2
<b>Projected Allocation</b>	<b>51,400</b>	<b>205</b>	<b>15.7</b>

Table 23: Sewer Capacity Analysis

## Wastewater Capacity Recovery Efforts

The Town was able to recover approximately 80,000 gpd of wastewater capacity with the completion of a sewer relocation project, completed in 2015. The project relocated and replaced approximately 0.75 miles of existing terracotta sewer transmission line. The existing line was submerged in several locations within Grindstone Run and had been damaged during a significant rainfall event as a result of Hurricane Sandy in October of 2012. The sewer line was replaced with a more durable plastic line in an area further from Grindstone Run. The result has been a daily average flow of 190,000 gpd to a daily average flow of 110,000 gpd. Furthermore, peak flows during significant rainfall events have been dramatically lower than before the project.

Further opportunity exists to recover wastewater capacity through repairs and retrofits of manholes and manhole covers. Many of the porous brick manhole structures constructed when the sewer collection system was first implemented are still in use today. These structures leak, allowing ground water to enter the system and increase the amount of wastewater collected and treated. The Town will pursue opportunities to repair, seal or replace failing manhole structures and covers to further eliminate I&I. Since the completion of the sewer line relocation project, the system experiences less than 5% I&I.

## Water Quality Regulatory Framework

As an active participant in implementation of the 2000 Chesapeake Bay Agreement, the State of Maryland has agreed to reduce its nitrogen and phosphorus contributions to the Chesapeake Bay. To date, Maryland has made significant progress through upgrades of major wastewater treatment plants. In addition to plant upgrades, Maryland has set nutrient caps on wastewater treatment plants through a point source tributary strategy. New or expanded discharges must meet these permitted limitations.

Point sources are required to obtain a National Pollutant Discharge Elimination System (NPDES) discharge permit from the MDE in accordance with Federal and State Law. The permit specifies the allowable ranges for chemical, physical and biological parameters of discharge. Permits are issued on a five (5) -year planning horizon and set discharge limits for WWTPs. To meet the rigorous water quality goals of the Chesapeake Bay Agreement, Maryland has set up the Bay Restoration Fund, a dedicated fund financed by individual households and businesses served by community sewerage systems.

## Stormwater & Non-Point Source Pollution

The use of land for development, industry, transportation, and agriculture contributes non-point source pollution to our streams and watersheds. Land disturbance and conversion tend to exacerbate impacts, while forest and wetland protection maintain or improve watershed health and function. The Town's land use plan has an opportunity to mitigate non-point source pollution through concentration of growth in appropriate areas, recommendation of best management practices, and protection of natural resources.

A Source Water Protection Plan (SWPP) was prepared at the time of the last Comprehensive Plan update by the Myersville Source Water Protection Committee with assistance from the Maryland Rural Water Association Source Water Program for public drinking water sources for the Town of Myersville. Approximately 18% of the potable water supplied to the Town is appropriated from the Little Catoctin Creek, and the remaining 82% is from a combination of wells and springs. Surface water delineation of the source water area was performed by using Geographic Information Software (GIS), utilizing existing GIS data, and by collecting location data using Global Positioning System (GPS).

As for groundwater systems, a Wellhead Protection Area (WHPA) is considered the source water assessment area for the system. A WHPA was originally delineated in 1996 for the wells and springs based on long term aquifer tests and fracture trace interpretations from the ground water appropriations permits together with topographic features and drainage divides. According to the SWPP, drought year recharge was estimated to be 400 gallons per day per acre. Each WHPA covers an area that would provide enough land to supply the appropriate amounts.

The WHPA for the WTP well and Canada Hill wells is an oval-shaped area covering approximately 250 acres. A WHPA covering approximately 150 acres was delineated for the Deerwoods and Doub Meadow wells and is bounded by U.S. 40 to the east and Canada Hill Road to the west. A third area was delineated around the Ashley Hills wells that covers approximately 60 acres. The spring protection area is completely encompassed by the source water assessment area for the surface water intake on Catoctin Creek. A separate WHPA was delineated for the reservoir well, whereas the well is bound by the intake watershed boundary to the south and a 500- foot radial buffer in to the north. According to the SWPP, no point sources of contamination were identified in Myersville's watershed upstream of the intake, and the sewer service map shows that there are no planned service areas within the watershed.

## Non-point Source Pollution

Non-point source pollution is transported to surface and ground water as a result of storm events. Stormwater transports sediment, nutrients, fertilizers, bacteria, heat, salt, oil, grease, and other contaminants across the land to local streams and water bodies. On naturally vegetated and agricultural lands, stormwater permeates the soil and many pollutants are captured and filtered. Healthy streamside buffers and forest stands are particularly effective in this role. In developed areas, where much of the landscape is impervious, direct ground water recharge is impeded. As a result, the volume of stormwater run-off to neighboring areas increases.

Non-point source pollution is detrimental to water quality and wildlife habitat. The cumulative impacts of non-point source pollution are degrading the Chesapeake Bay. Since land use conditions affect the amount and extent of non-point source pollution, future development patterns should consider potential impacts in order to protect the Chesapeake Bay.

## Impervious Cover

Overall, watershed imperviousness has been linked to a wide range of negative impacts to stream hydrology, stream morphology, biological habitat and water quality. Research reveals that when impervious cover within a watershed exceeds approximately 10%, sensitive stream elements are lost. In cold-water regions supporting native brook trout reproduction, imperviousness of greater than 1% results in the loss of brook trout populations. Once imperviousness reaches 25% to 30%, studies show that most indicators of stream quality shift to indicate poor conditions resulting from erosion, channel instability, severe habitat degradation, and decreasing biological integrity.

In the Myersville area, Catoctin Creek has an estimated impervious cover of 3.7% and Middle Creek's estimate is approximately 2%. As expected, developed watersheds in the County, such as Carroll Creek and Ballenger Creek, which include the City of Frederick, have the greatest level of impervious cover of 26.5% and 18.3% respectively. More than 50% of the County's watersheds have an impervious cover less than 5% and efforts should be made to maintain these low values through the land use planning process.

## Nutrients

Approximately 40% of land within the Catoctin Creek watershed is used for agricultural purposes. Other land uses include residential land use. Many residences within the watershed that lie outside of the corporate limits of the Town are not served by public sewer service, relying on septic systems for wastewater disposal. Information on the condition of these septic systems is generally unknown; however, it is known that failing on-site septic systems can be a potential source of phosphorus and nitrogen.

Forested areas within the wellhead protection area serve as protective buffers for the water supply, as they do not contribute contaminants and may reduce nitrogen loading added to the ground water system via other types of land use. Commercial land uses make up a very small portion of the WHPA and are more commonly associated with point source contamination. There has been little change in land use activity in the Catoctin Creek watershed since the last version of the Comprehensive Plan was completed in 2010.

## Stormwater Management

In 1999, the Town of Myersville adopted a stormwater management (SWM) ordinance, naming the Frederick County Department of Public Works (DPW) as the responsible party for the review and enforcement of SWM plans, as an agent of the Town of Myersville. DPW is directed by the Frederick County Council to provide for the review, approval and enforcement of SWM plans for the County.

The Town maintains the storm drains and the stormwater collection systems within the Town with the exception of the SHA storm drains and collection system located along State highways within the Town. As a part of the Main Street retrofit project, proper storm drains were installed to eliminate flooding and damage to the road. These drains are connected into the SHA stormwater collection drainage lines, which discharge into the Little Catoctin Creek along MD 17.

## Watershed Restoration Efforts

Within the Town of Myersville, watershed restoration projects include various improvements to the Catoctin Creek and its associated tributaries. In 2010, a stream restoration project was completed by the U.S. Fish and Wildlife Service (USFWS), Chesapeake Bay Foundation (CBF) and Town of Myersville for the Little Catoctin Creek. The creek, which passes through Doub's Meadow Park, was re-routed to flow in a more natural meandering nature as opposed to the linear manner of the creek preceding the project. A buffer area was

implemented along the creek with trees and naturally occurring vegetation to improve the quality of run-off entering the stream. In 2014, the Town in partnership with the DNR Forest Service planted approximately two (2) acres of land within the Little Catoctin Creek floodplain and within the wetland area in Doub's Meadow Park. This will likely improve water quality by buffering the previously non-vegetated area, reducing the amount of nutrients and contaminants entering the creek.

The Town is committed to watershed restoration efforts within the Town. As outlined in Section 4 of this document, the Town of Myersville requires developers to observe a 100-foot stream buffer of all creeks, streams and tributaries within the Town, and a 100-foot wetland buffer for all identified wetlands. Furthermore, the Town continues to encourage forest conservation efforts to be located in areas containing steep slopes and adjacent to floodplains. Through targeted restoration projects and the implementation of good development practices, the Town will take an active role restoring the Catoctin watershed area to the extent possible.

## **Section 10: Implementation**

The Town of Myersville intends to implement the elements of this Plan through the use of policy and legislation in congruence with action items targeted at specific goals and objectives. The list of policies and action items below will assist the Town in coming years to achieve the goals outlined in Section 3 of this document, as well as address the issues outlined through the various sections of the Plan.

### **Cultural & Historical Preservation Policy**

1. Future development review will consider view sheds and potential protection mechanisms within development plans and designs.
2. Renovation and rehabilitation projects are preferable to demolition and new construction along Main Street.

### **Cultural & Historical Preservation Action Items**

1. The Town will support and facilitate efforts to establish a historical society within the community to preserve and catalogue Town history and historical items.
2. The Town will ensure that elements of Myersville's history and character are included in future projects, such as construction of new parks or institutional buildings in the Town.

### **Environmental Policy**

1. Development adjacent to streams shall be required to place stream buffer areas in conservation easements and dedicate stream buffer areas to the Town, the County, the State, or a Homeowner's Association (HOA) for the purpose of stream protection.
2. In order to maintain stream base flow, developments will be encouraged to maximize groundwater recharge as part of the overall site design.
3. In order to reduce thermal stream impacts, surface stormwater retention will be discouraged.
4. During the development review process all 100-year floodplains shall be considered for dedication to a public entity or a HOA.
5. No development shall be permitted in the 100-year floodplains except as permitted in the Myersville floodplain ordinance. An adequate building setback shall be established from the edge of all floodplains.
6. 100-year floodplains shall not be permitted on future subdivided lots.
7. Stormwater management facilities shall not be located in 100-year floodplains.
8. Myersville will require that future development be coordinated with the Maryland Department of Natural Resources (DNR) Wildlife and Heritage Division for information regarding the presence or absence of threatened or endangered species.
9. Steep slopes shall be protected through the development review process with no development occurring on pre-development slopes greater than 25% or slopes greater than 15% with highly erodible soils, as classified by the NRCS Soil Survey of Frederick County.
10. Steep slopes adjacent to streams shall be priority areas for reforestation.
11. On-site forest retention shall take priority over off-site mitigation measures.
12. Future development shall minimize the extent of grading and tree cutting to the extent possible.

## **Environmental Action Items**

1. The Town will acquire environmentally sensitive areas as opportunity and funding allows for conservation.
2. The Town will increase the area of impervious surface when possible.
3. The Town will reforest or conserve existing forests on Town lands to the extent possible.

## **Water Resource Policy**

1. The Wellhead Protection Ordinance will define water resource protection areas within the Town and in source water areas outside of the corporate limits.
2. The Town shall encourage Environmentally Sensitive Design (ESD) techniques that promote groundwater recharge as part of the development design.

## **Water Resource Action Items**

1. The Town will implement water conservation measures when possible to conserve water resources.
2. The Town will pursue water and wastewater utility repairs and retrofits to prevent or correct leaks whenever leaks are discovered.

## **Adequate Public Facilities Policy**

1. The cost of providing future roads, utilities, parks and other community services as a result of future development will be funded by developers.
2. For annexations involving larger parcels of land, the Town Council and/or Planning Commission may require appropriate impact studies, including fiscal impact studies or environmental impact assessments to address the potential impacts of the proposed annexation and planned development on the environment of the site and surrounding areas.
3. If necessary, applicants for annexation shall pay the cost of completing all studies related to expanding capacity of existing public infrastructure and/or services.

## **Adequate Public Facilities Action Items**

1. The Town will pursue the construction of a public library in the Town.
2. The Town will continue to build a “stockpile” of water resources to prevent water shortages during periods of drought.
3. The Town will explore the necessity for a senior center and/or community center.

## **Transportation Policy**

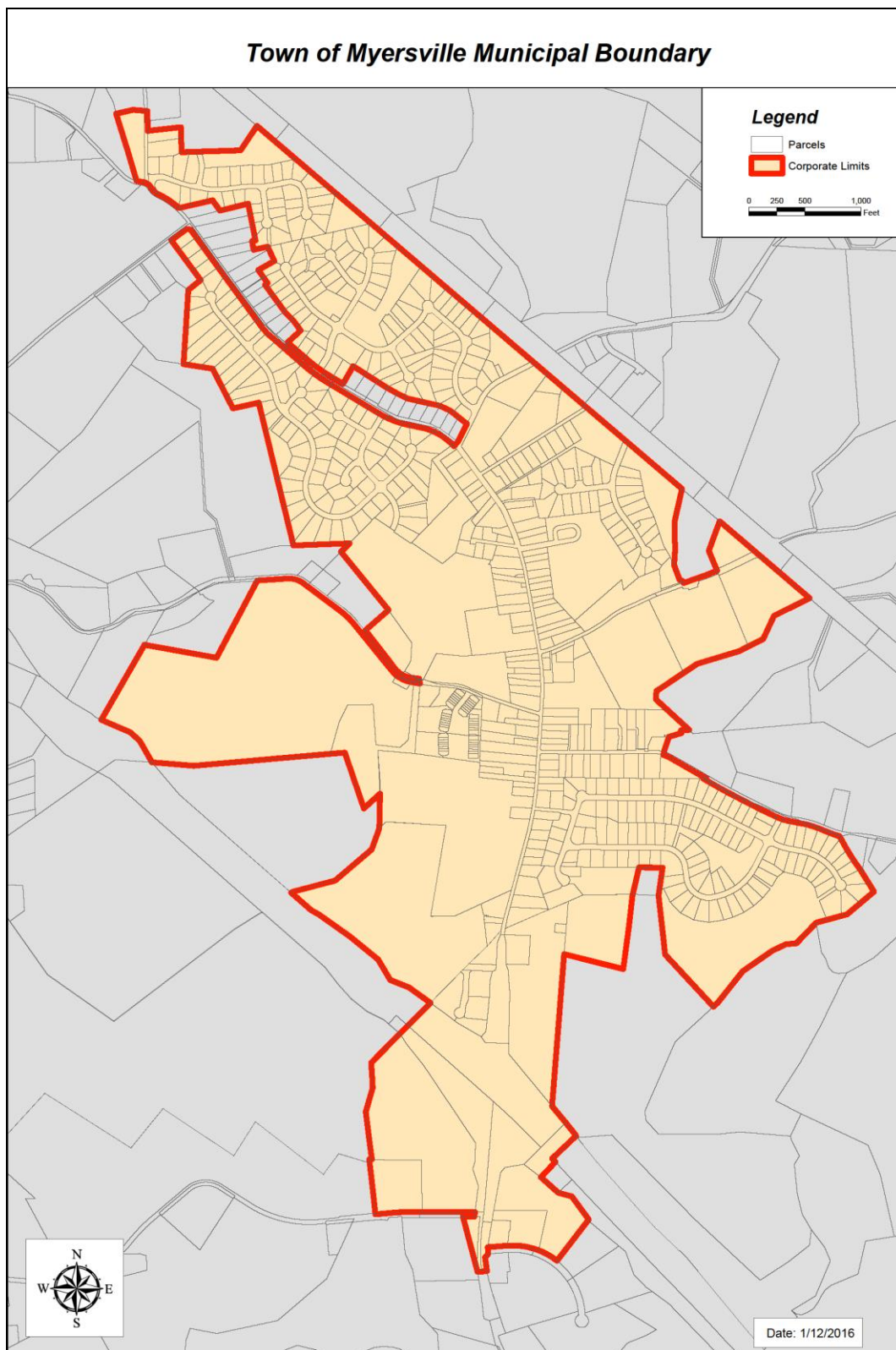
1. The Town will encourage pedestrian/bicycle transportation within the Town.
2. The Town will encourage the use of public transportation to the extent possible.

## Transportation Action Items

1. The Town will acquire property or easements as opportunity and funding allows to achieve connections outlined within the Open Space and Trails Master Plan.
2. The Town will continue to work with Federal, State and County agencies to build or retrofit sidewalks.
3. The Town will pursue a pedestrian/bicycle connection between the Park and Ride facility and the north end of Town.
4. The Town will repair or replace paved roads in the order of necessity moving forward.

## Appendix

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**Figure 1: Town of Myersville Municipal Boundary**

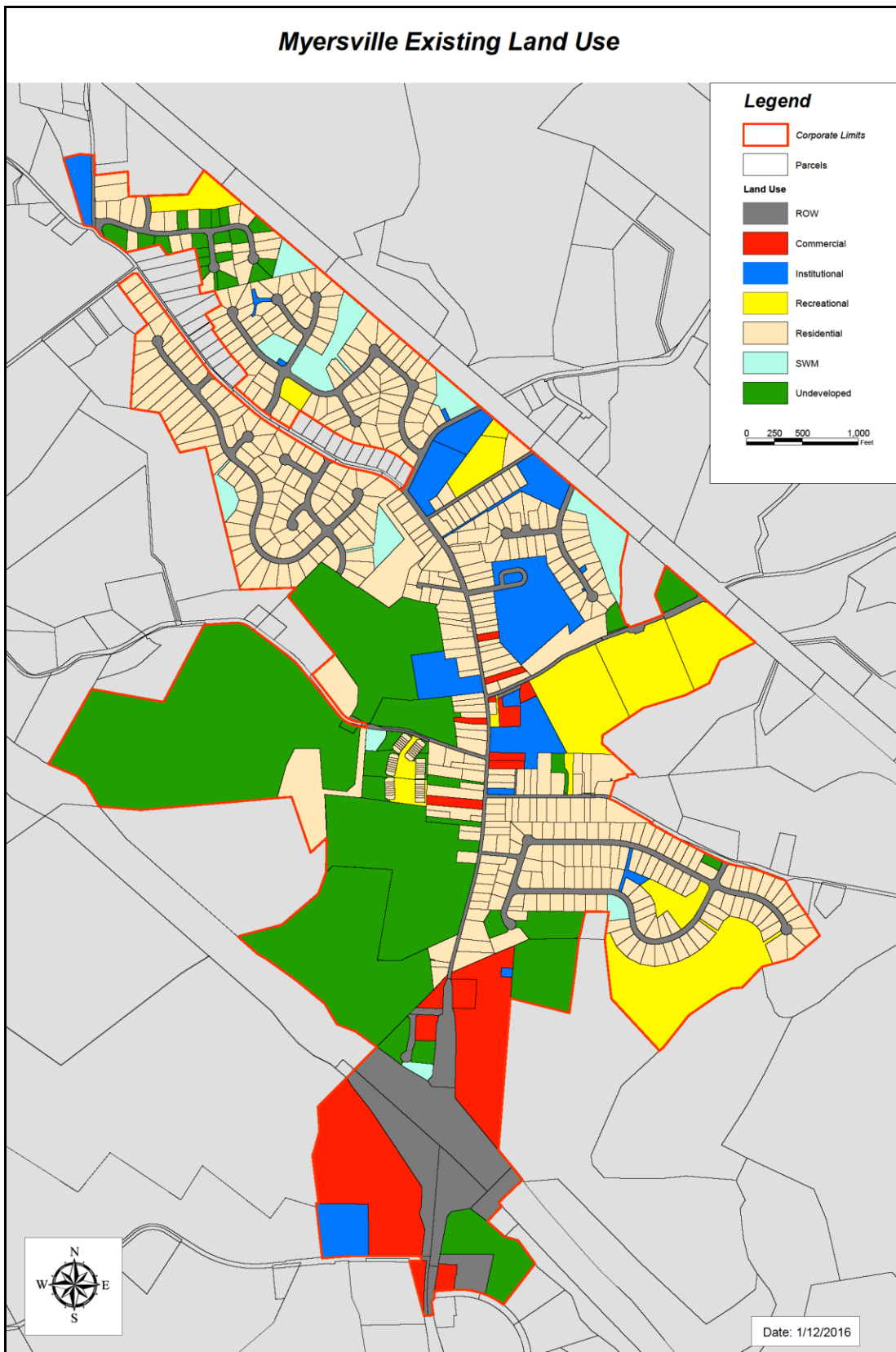


Figure 2: Myersville Existing Land Use

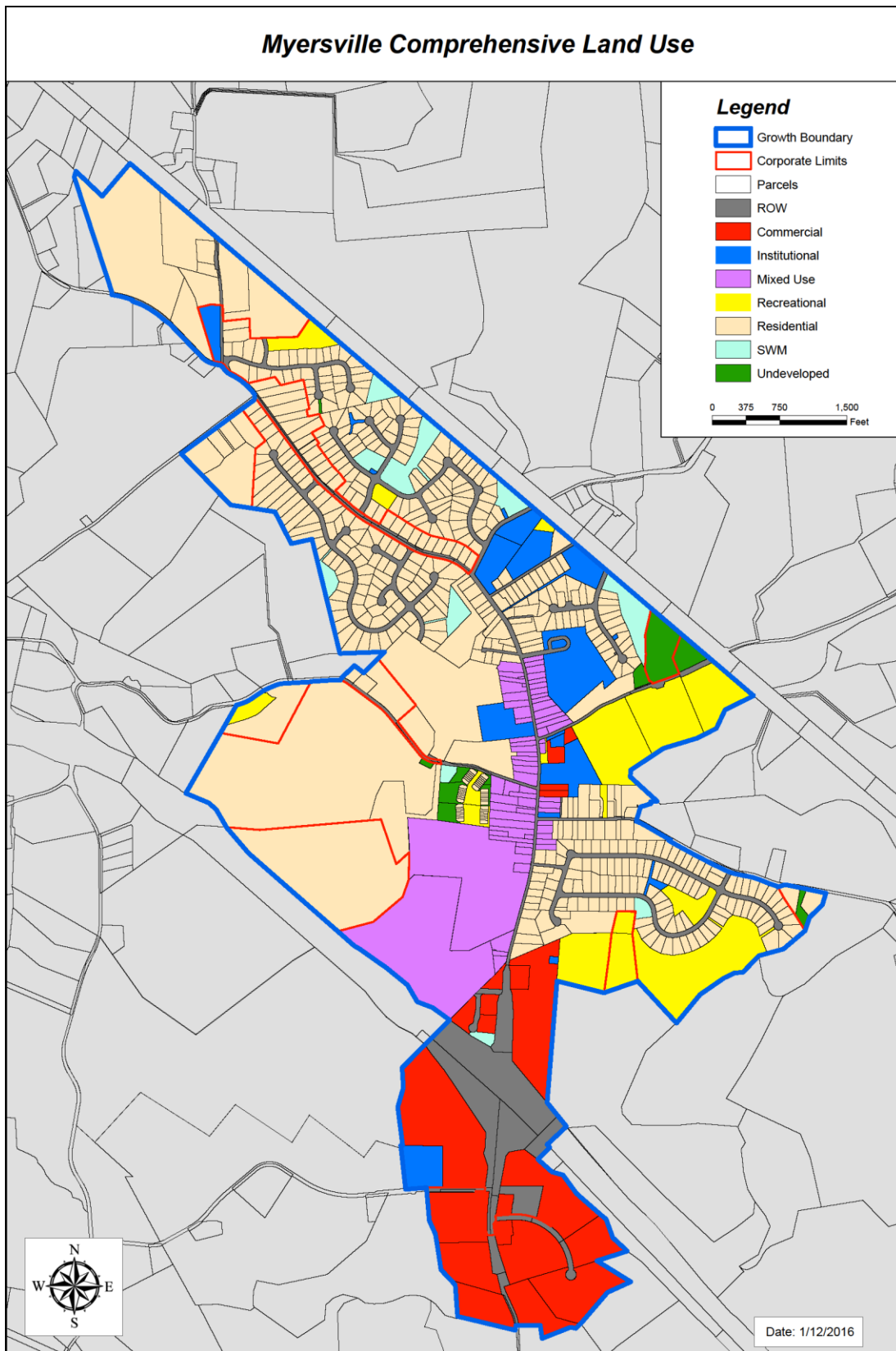


Figure 3: Myersville Comprehensive Land Use

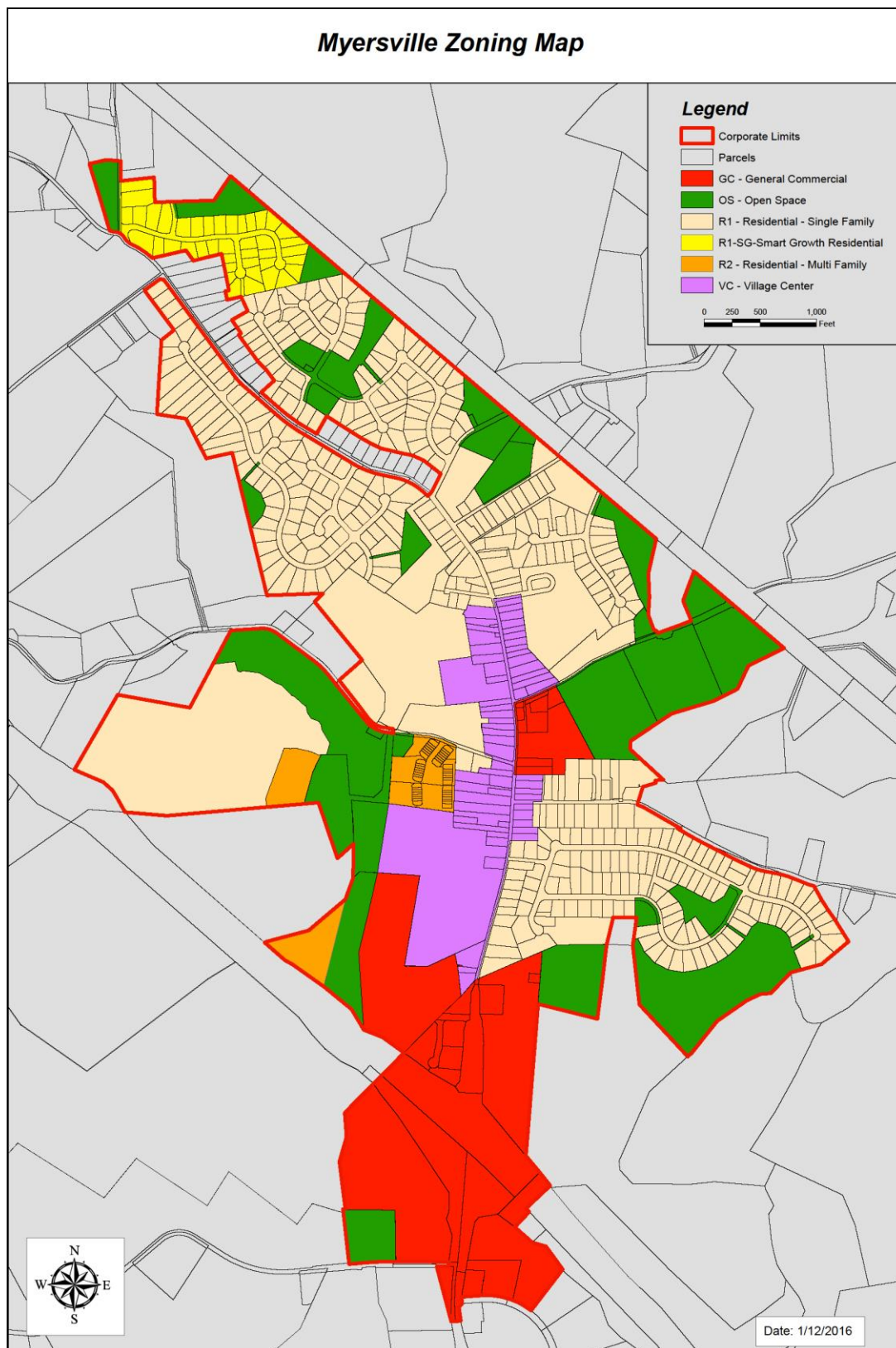


Figure 4: Myersville Zoning Map

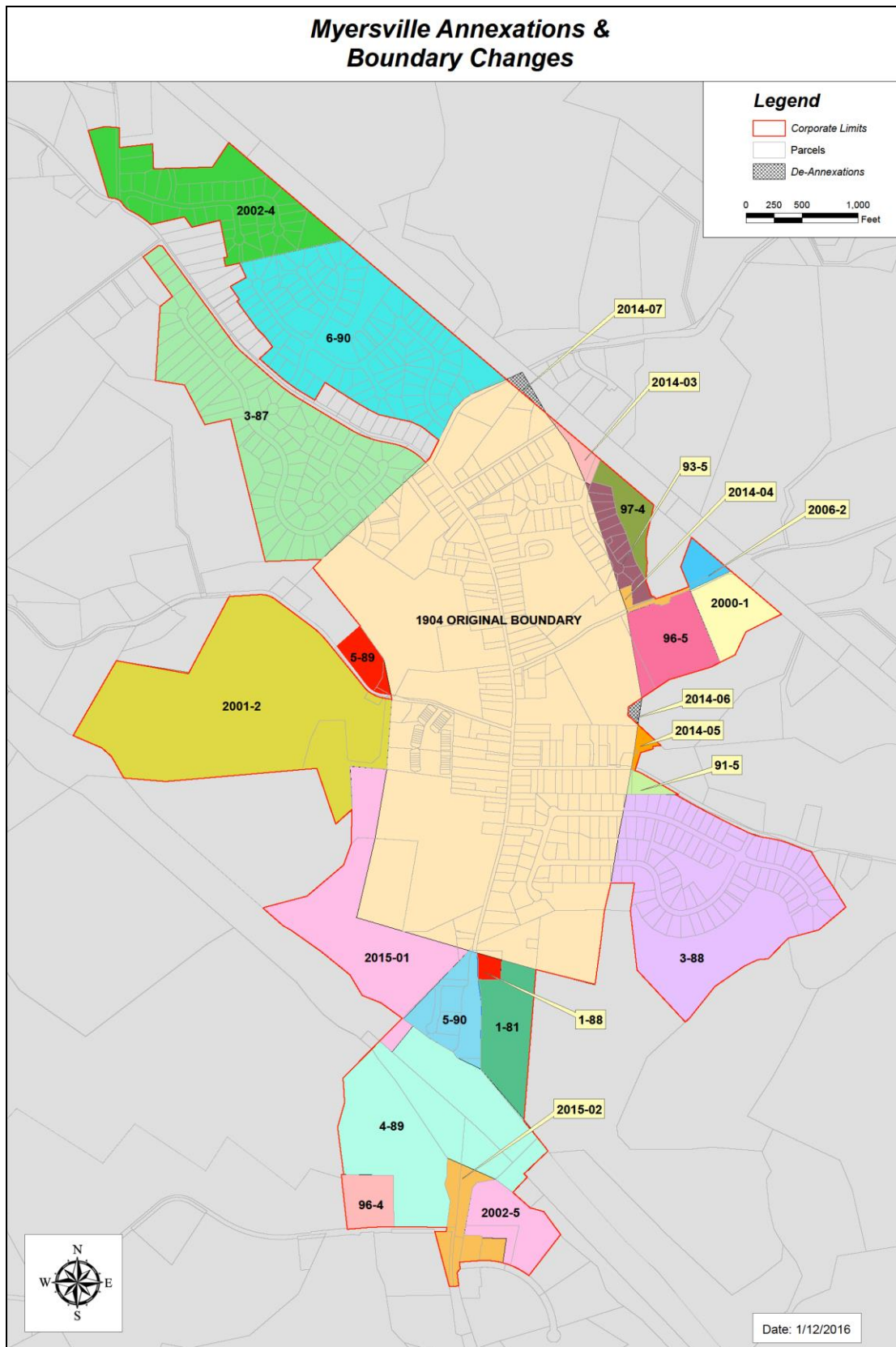


Figure 5: Myersville Annexations & Boundary Changes

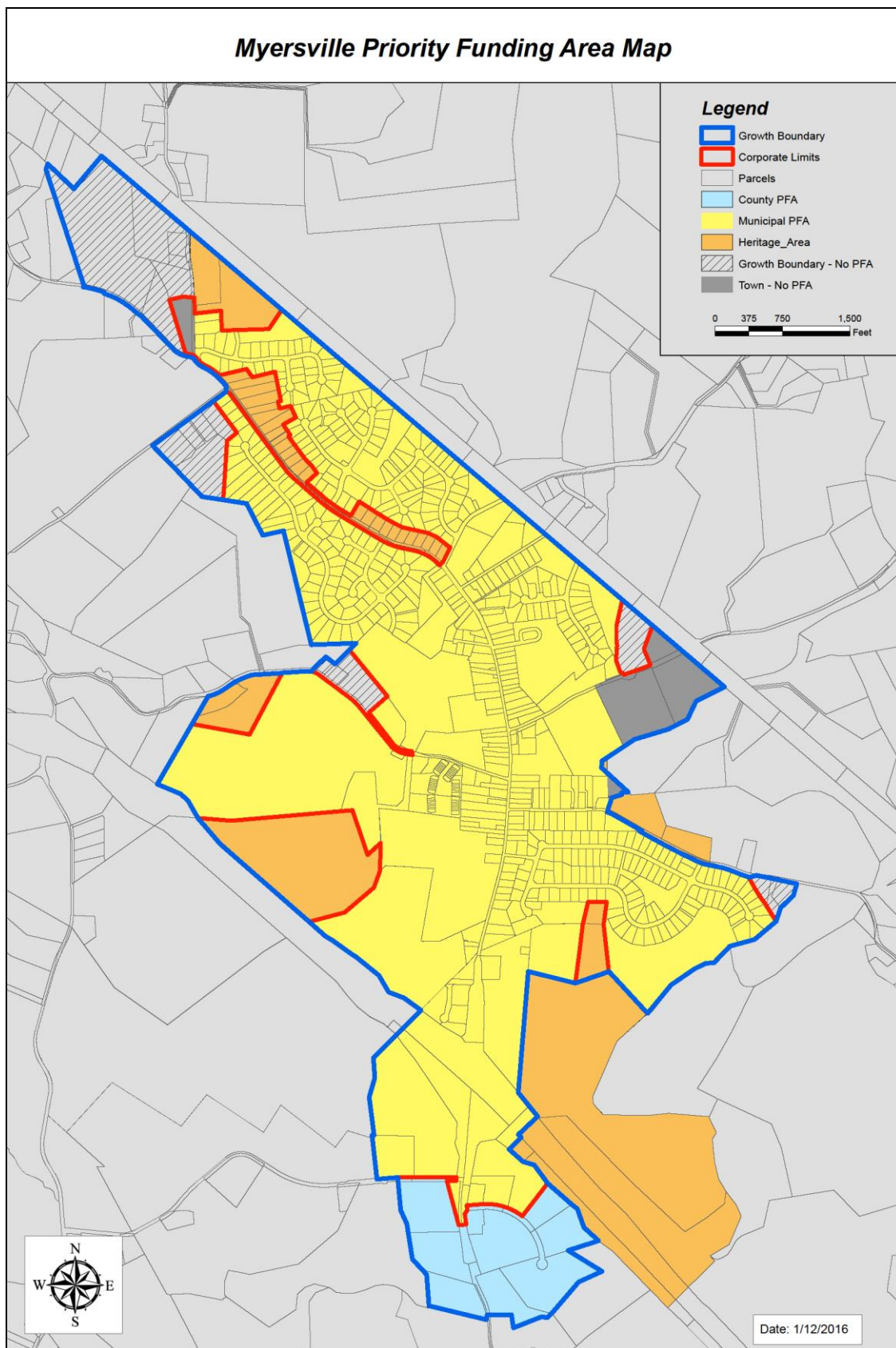


Figure 6: Myersville Priority Funding Area Map

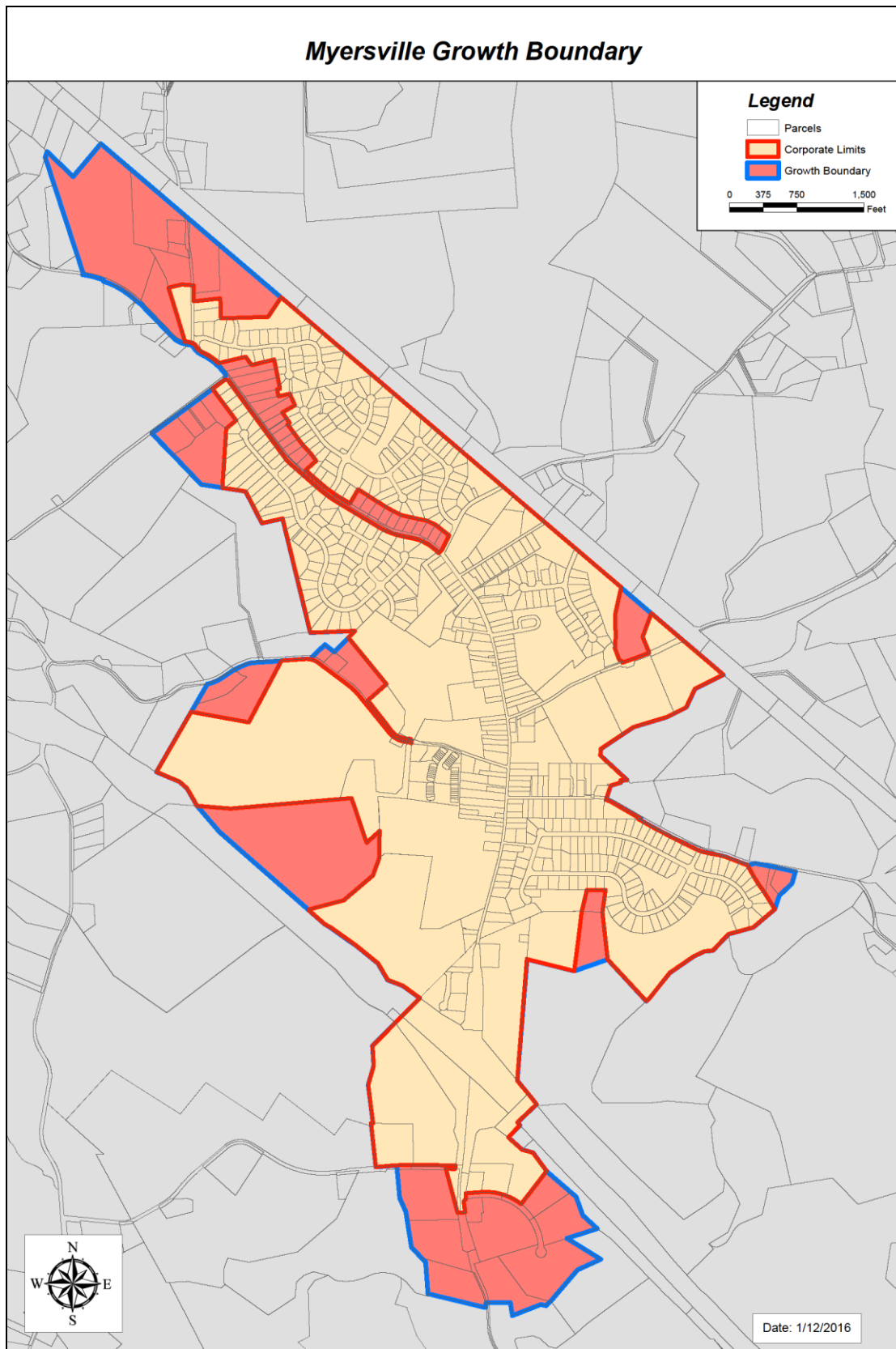


Figure 7: Myersville Growth Boundary

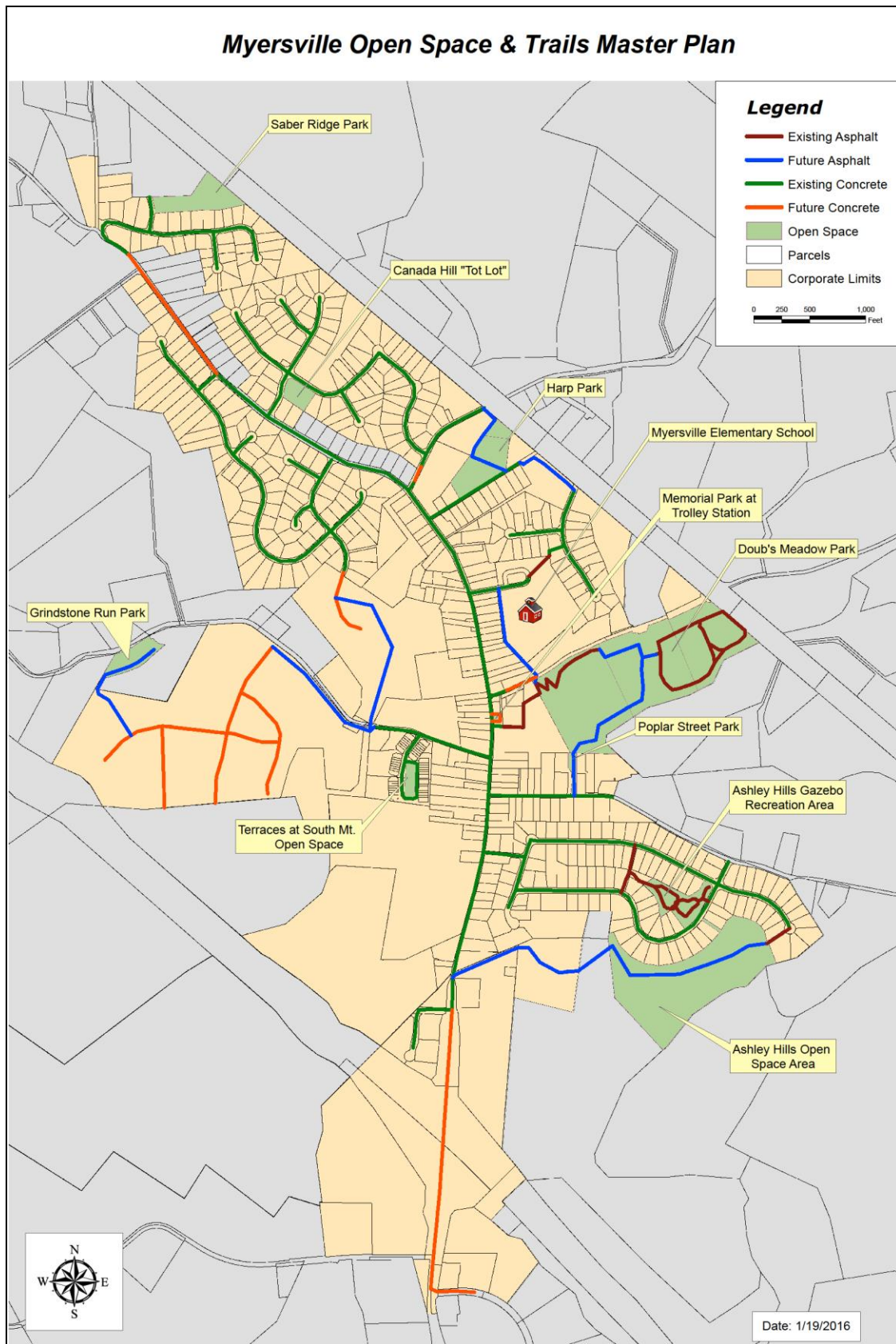


Figure 8: Myersville Open Space & Trails Master Plan

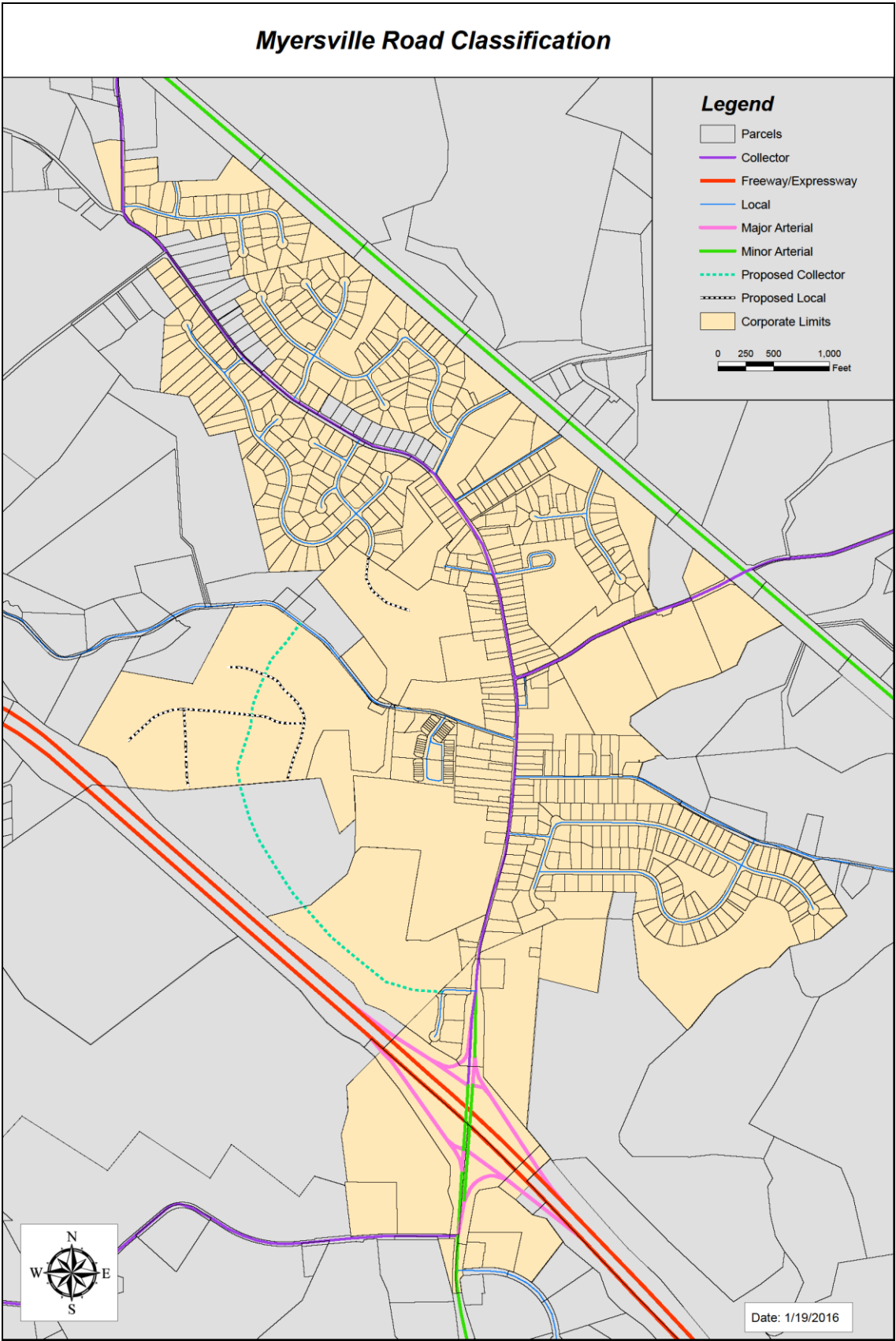


Figure 9: Myersville Road Classification

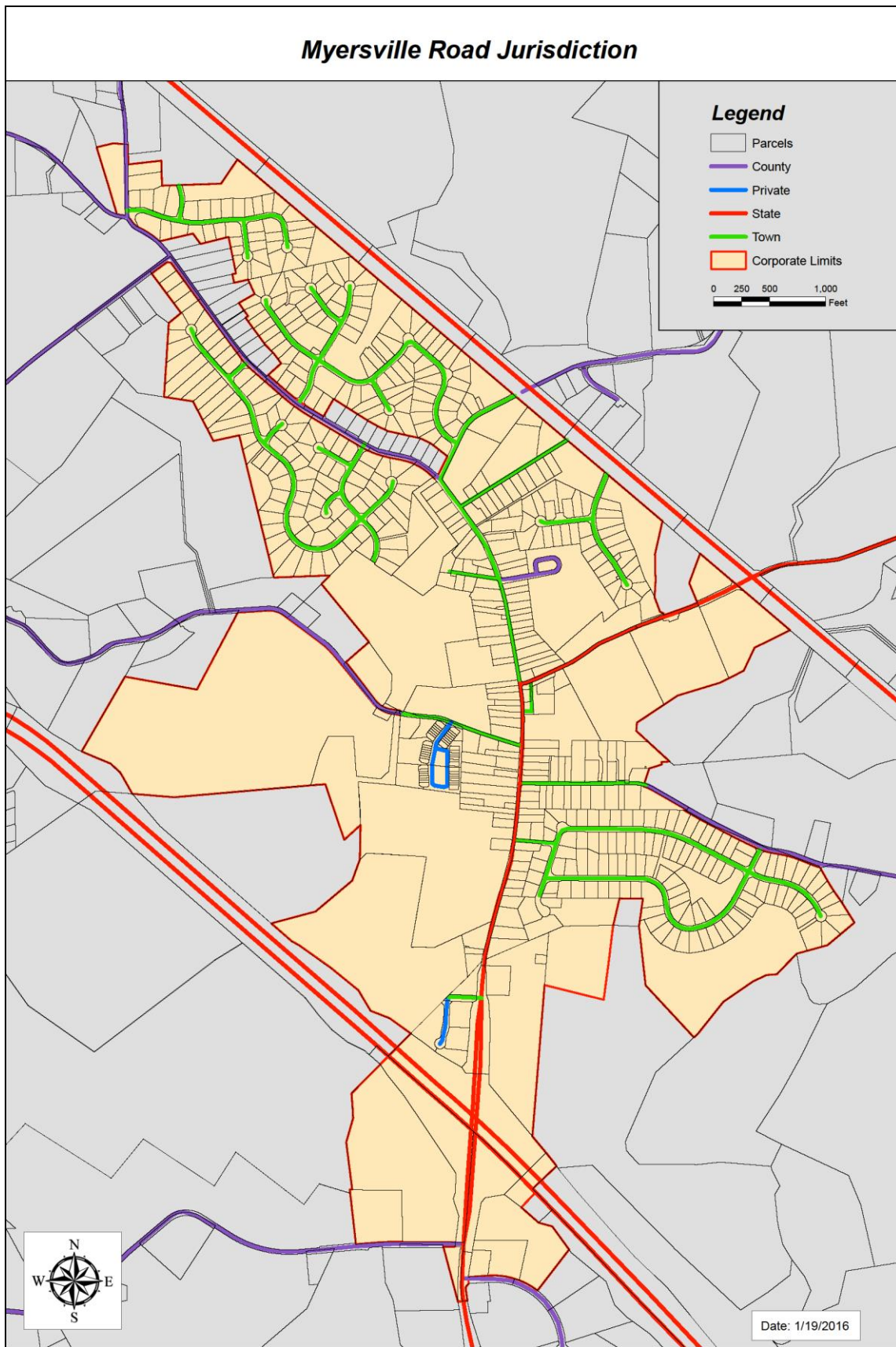


Figure 10: Myersville Road Jurisdiction

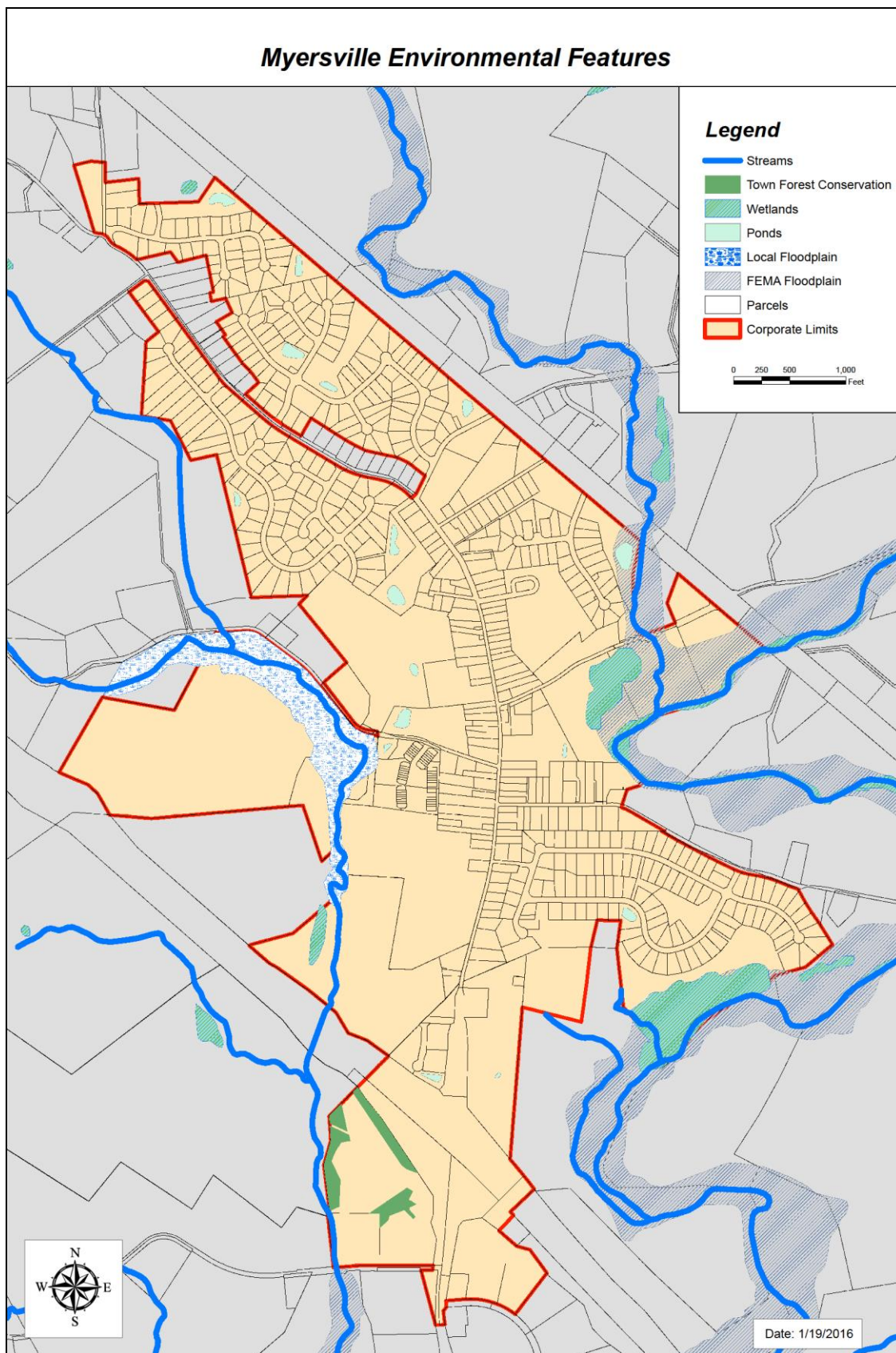


Figure 11: Myersville Environmental Areas

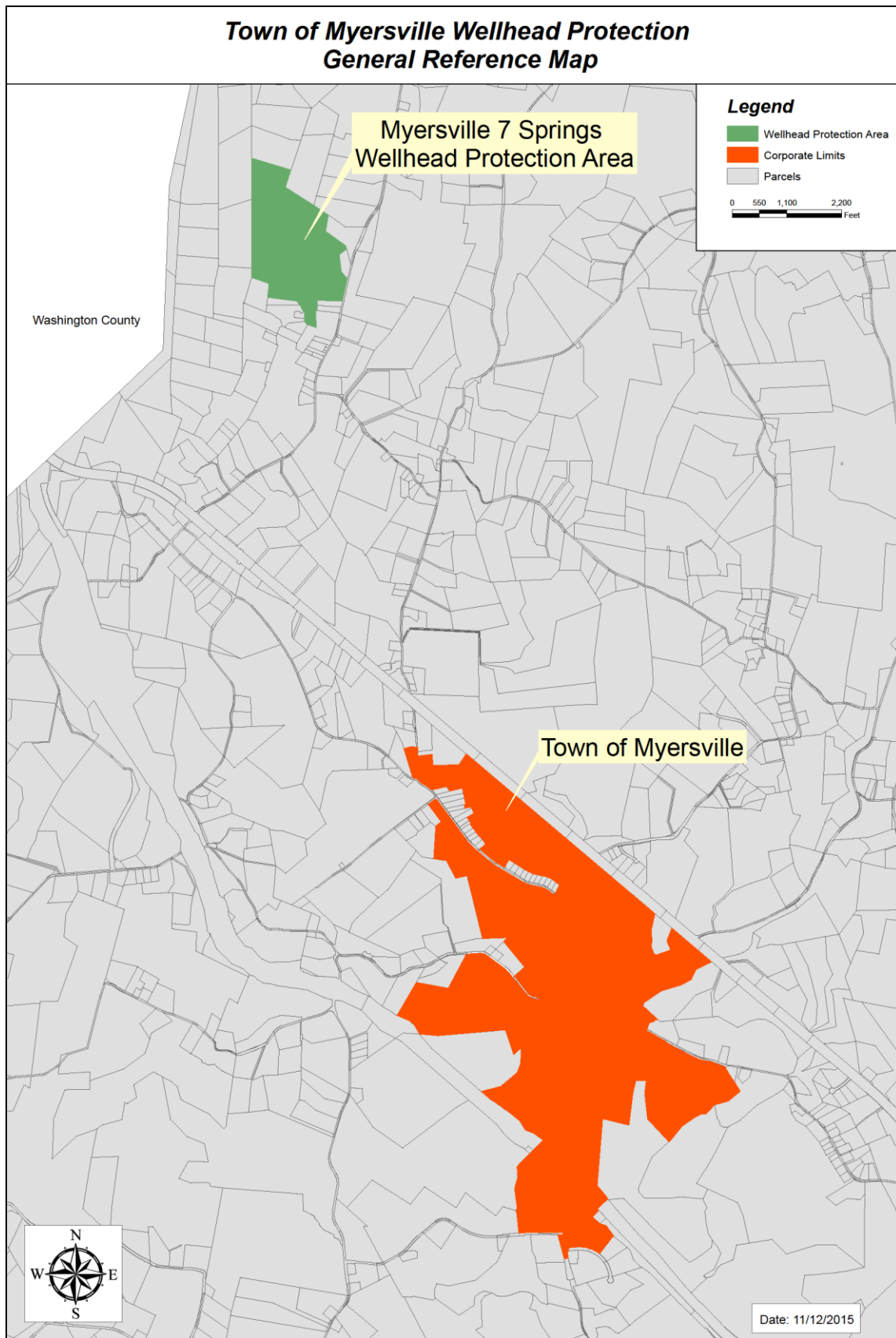


Figure 12: Town of Myersville Wellhead Protection General Reference Map

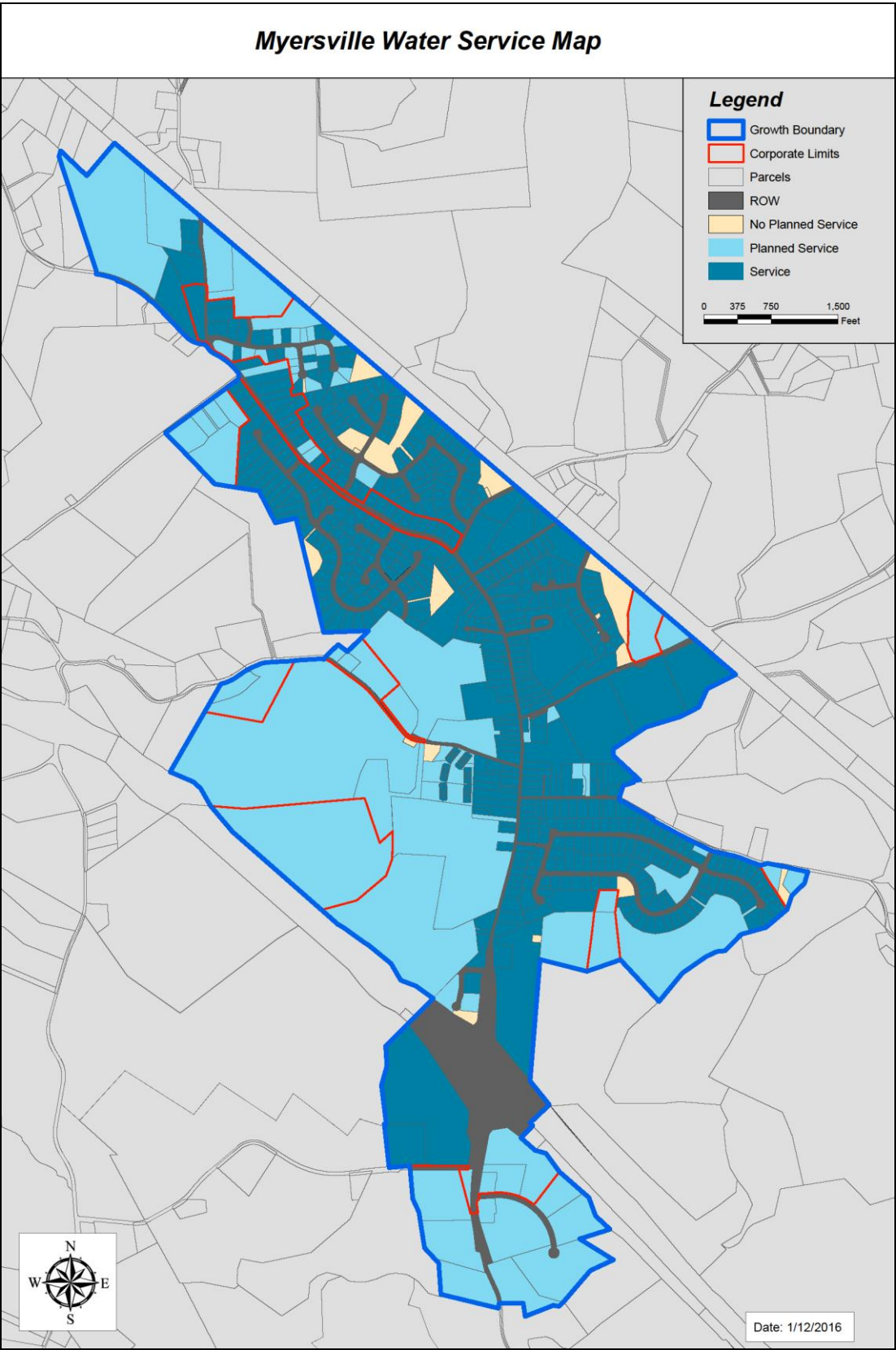


Figure 13: Myersville Water Service Map

Myersville Sewer Service Map

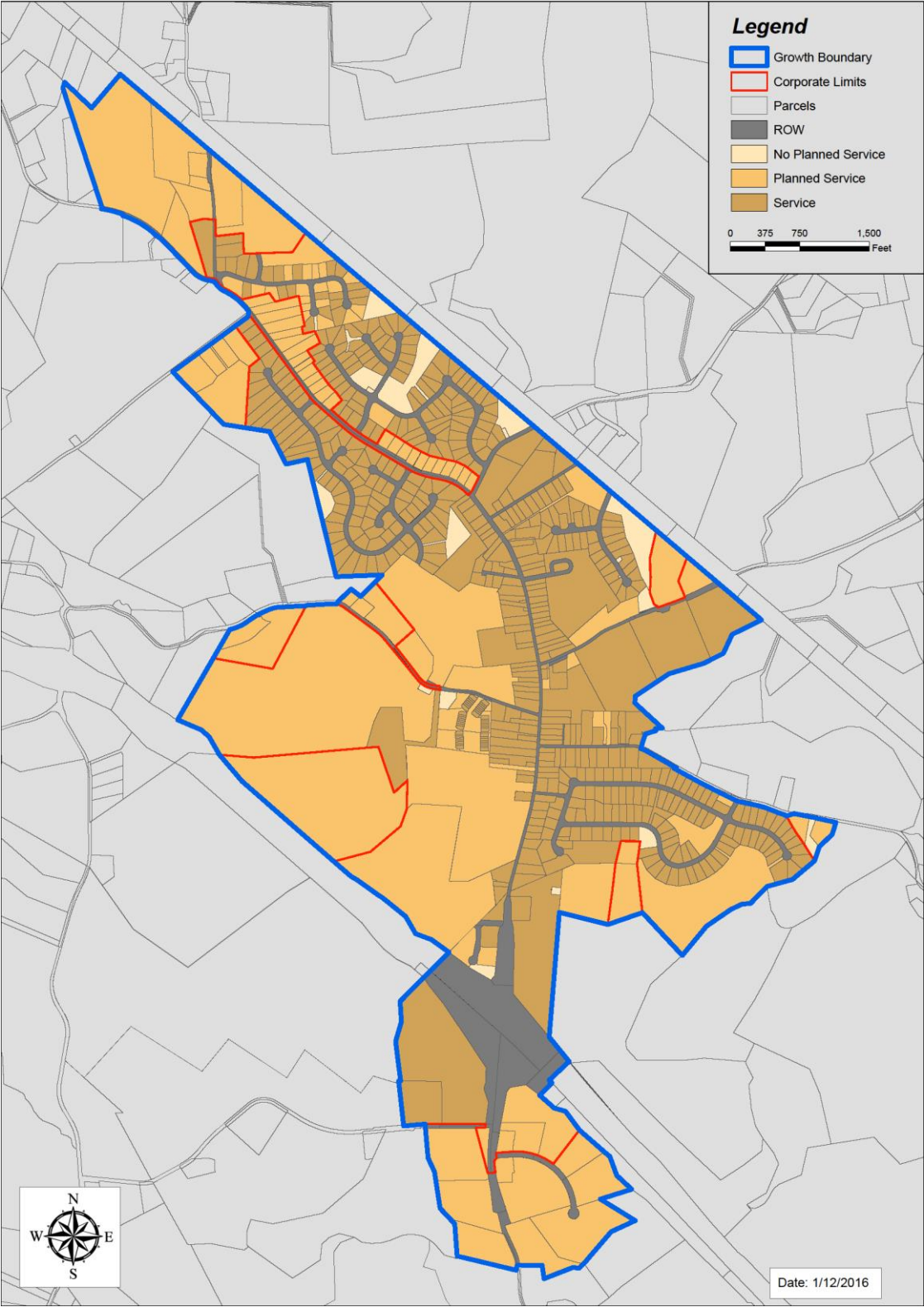
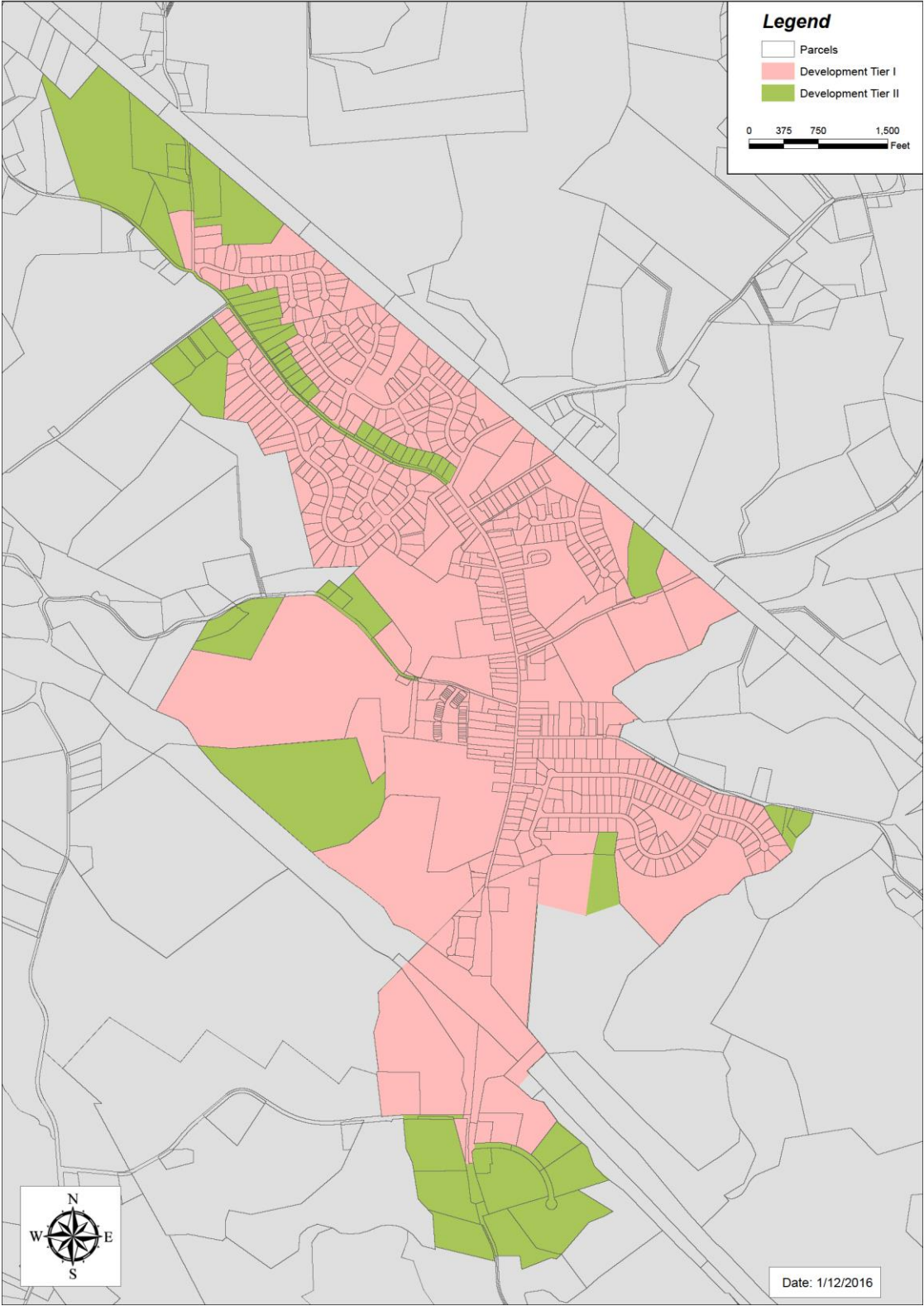


Figure 14: Myersville Sewer Service Map

**Myersville Development Tier Map**



**Figure 15: Myersville Development Tier Map**

## Sources

1. Maryland Department of Transportation State Highway Administration (SHA)
2. Maryland Department of the Environment (MDE)
3. Maryland Department of Natural Resources (DNR)
4. Maryland Department of Planning (MDP)
5. Frederick County Government
6. United States Geological Survey (USGS)
7. United States Census Bureau (USCB)
8. United States Department of Agriculture (USDA)
9. Federal Emergency Management Agency (FEMA)
10. Frederick County and Catoctin Soil Conservation District (SCD)
11. Town of Middletown
12. City of Brunswick
13. City of Frederick
14. Myersville Volunteer Fire Company (MVFC)
15. Wolfsville-Myersville Area Historical Society (WMAHS)